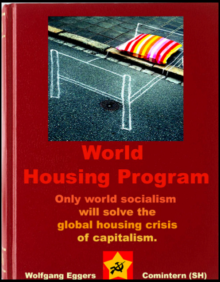

World Housing Program

of the Comintern (SH)

(Draft)

presented by Wolfgang Eggers

September 2025

2 billion people on earth have

no home or only a miserable one.

Only world socialism

will solve the

global housing crisis

of capitalism.

"War on palaces,
peace to huts !"

* * *

Our global socialist housing program—global emergency aid—consists of the following four components:

1.

Prohibition of rent gouging and profiteering by housing construction and rental monopolies, abolition and socialization of all capitalist housing conditions [Expropriation of the expropriators!].

After the victory of the socialist world revolution, the capitalist housing crisis will no longer be exacerbated year after year by capitalist states. Instead, a newly created global socialist state of the exploited and oppressed will take on this problem itself, as follows:

2.

Build 100 000 affordable homes - *every day !*

3.

Make 100,000 empty flats ready for occupancy - *every day!*

4.

Centrally organized solidarity campaigns on a global scale to voluntarily share one's own living space with people who suffer from poor housing conditions - 100 000 every day.

All in all, this will result in the creation of 300,000 new homes - every day.
This means that within 25 years, we will have provided the entire human race with sufficient affordable housing and solved the problem of homelessness for the first time in human history.

* * *

Two billion people in the world have no home or only a makeshift one!

* * *

What is the main reason for the housing shortage under capitalism?

The main reason is capitalism itself.

That is why the main slogan of our global housing program is:

If you want to eliminate the housing shortage, you must eliminate its cause: capitalism!

* * *

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The solution to the housing question, answered by Friedrich Engels.

Friedrich Engels answered the housing question as early as 1872 in his essay “On the Housing Question,” thereby laying the foundation for our World Housing Program:

> **"How does the bourgeoisie solve the housing question in practice?**
>
> **The breeding grounds of disease, the most infamous caves and holes in which the capitalist mode of production imprisons our workers night after night, are not eliminated, they are merely relocated!**
>
> **The same economic necessity that created them in the first place also creates them in the second. And as long as the capitalist mode of production exists, it is foolish to try to solve the housing question or any other social question affecting the fate of the workers individually.**
>
> **The solution, however, lies in the abolition of the capitalist mode of production, in the appropriation of all means of life and labor by the working class itself. (MEW, Volume 18, page 263, German edition)**

Our World Housing Program is not a reformist program that merely postpones the housing crisis, but a revolutionary, a world revolutionary program.

Our World Housing Program is a program for the abolition of capitalist housing conditions and serves as a guide for the appropriation of all means of life, work, and housing by the world proletariat itself.

Our World Housing Program is a proletarian program and thus distinguishes itself from petty-bourgeois housing programs, such as the program of “decommodification.”

Decommodification is a “modern” ideology of the petty bourgeoisie that spreads the illusion that the commodity character of housing can be decoupled within the framework of capitalism. The only way to decouple from capitalism is to drive it into ruin through socialist revolution.

The capitalist welfare state exists only for the rich and the less rich, but not for the vast masses of the exploited and oppressed throughout the world, not for the world proletariat, and not for its closest ally in the class struggle, the poor peasants.

"Hamburg in the rain—the asphalt glistens..."
[Title of an old pop song.]

Bombed and burned-down Hamburg - 1945

1

- Personal note from the author instead of a foreword -

Dear comrades!

Immediately after completing the World Education Program, the World Housing Program is now also finished. This was not without reminding me of my own modest living conditions at the beginning of my life. Allow me, therefore, to say a few words in advance from someone who was personally affected.

Like so many other big cities, Hamburg was burned out by bombs during World War II and completely razed to the ground. The housing shortage for the city's residents was therefore already dire at the end of the war. It was mostly the elderly, mothers, and children who were affected (including some of my relatives), because the male residents of Hamburg had either already fallen as soldiers at the front or had just returned back from war captivity to their hometown, whose desolate sight they would never forget for the rest of their lives. One of these returning war prisoners was my father.

I was born in Bergedorf, a suburb of Hamburg (about 20 km from the city center). Bergedorf had been spared some of the destruction, but it was one of the many suburbs that had taken in many of the bombed-out survivors from the central districts of Hamburg, housing them in emergency shelters. An uncle had been killed in Berlin in the very last days of the war, so there was no accommodation for my aunt and my older cousins either. When I was born, there was not a single apartment available for us. Our makeshift, flimsy 25-square-meter shack on the outskirts of Bergedorf consisted of two small rooms connected by a partition door, which my parents shared with my aunt and cousins (one of my cousins later emigrated to Canada as well). Our room had no windows and no door of its own. We first had to pass through my aunt's family's room to get to our own “compartment.” In winter, the moon shone through the cracks in the boards and ice crystals glistened on the inside wall at night.

Later (before he also emigrated to Canada), my grandfather lived there. I spent almost every day there with him in my later childhood (perhaps I had felt so drawn to this little wooden shack from my earliest childhood memories?).
My situation “improved” after a while. We moved into a warm apartment in the working-class neighborhood of Bergedorf, not as tenants, but as subtenants—into a single small room where, as a child, I slept at the foot of my parents' bed. But luckily we had a window!

Even before I started school, we moved into a “larger” old apartment with two small rooms in the same working-class neighborhood, with the toilet located outside the apartment, half a floor down in the stairwell. When the old tenant died, I, as a young teenager, was given her 16-square-meter room. That was my first room of my own. As a student at Hamburg University, I moved from Bergedorf near the university to my second Hamburg *"Commune"* with 7-8 other communist members, where I lived in a small 6-square-meter room (almost all of us became members of the KPD/ML shortly afterwards). Since then, I have moved 8 more times in my life. I have now been living in exile for many years with my wife, children, and grandchildren, except for my eldest daughter, who stayed in Germany from the beginning and started her own family there. In exile, we initially lived without water and electricity until poverty forced us back to Germany for a short time. Our younger daughter remained in exile with her own family. I have now been back in exile for many years. Before, when I lived in Germany, I built a single-family home myself by repaying a bank loan. It had to be sold because I emigrated. In exile, I renovated an old vacation cabin with my own hands, installed electricity, connected water, added a crafts building etc.

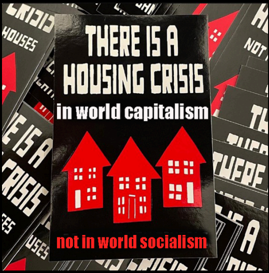
My mother left her hometown of Danzig during the war, which is now called Gdansk in Polish. Some of my uncles and aunts emigrated from Germany to Canada in the post-war period, not least because of the housing shortage. As a child, being separated from them (one after the other) caused me great grief each time. One of my aunts met a Polish migrant in Canada, so I also have a Polish migrant in my family, along with his children and grandchildren.

Using my own family as an example, I wanted to show that the war and post-war period was also associated with the pain of family separation due to the housing shortage, and that it also exerted a strong political influence. Even as a working-class child, I was shaped by a hostile but combative attitude towards imperialist war. Today, for example, I feel deep sympathy for the fate of Palestinian and Ukrainian refugees. And working to solve the entire housing problem in the world today is my small contribution.

If you want to solve the housing problem, you have to free the world from capitalism and imperialist wars!

Wolfgang Eggers

September 29, 2025



2

We present our communist world housing program.

The entire global stock of residential buildings and living space will be transformed into socialist state property, meaning that socialized living space will become the common property of the peoples of all countries.

The fight against the capitalist housing crisis means:

The socialist world revolution is the only way to free society from the world of capitalist housing misery and create environmentally friendly living conditions for all people in the world.

We will create free, classless housing on a global scale—for every human being!

The essence of this world housing program of the Comintern (SH) is to clarify the world-historical role of the world proletariat as the gravedigger of the capitalist housing system and as the creator of socialist housing.

This housing program is the struggle program of the world proletariat, a maximum program that also contains concrete demands of a minimum program, which are entirely possible to establish and realize to a limited extent under the conditions of capitalism. However, it is the purpose of all minimal demands to serve the realization of the communist maximal program, and they are therefore subordinate to it (a by-product of the implementation of our maximal demands).

This housing program is based on our general program of “World Commune No. 1” of May 11, 2014, and is its concretization for the area of housing. In order to emphasize the importance of our housing program, the Comintern (SH) has decided to add a further paragraph on housing construction to the “World Commune No. 1” program.

Furthermore, this world housing program is one of the basic models for all further programs that the Comintern (SH) will draw up in the future.

Our enemies may initially ignore our housing program and then, once it becomes known, label it as "fantastic reverie." Ultimately, the bourgeoisie, with the help of the revisionists, will try to beat us with our own weapons and use our housing program against us, as it has done repeatedly throughout its anti-communist history. But this housing program was not created to be thrown to the anti-communists or served to the world bourgeoisie on a silver platter. It was written for the working class, which is liberating itself from capitalism and capitalist housing conditions and fighting for a classless housing system.

Our housing program should serve as a guide to revolutionary action for the world proletariat. Humanity has survived and defeated all previous forms of society. It will also remove the malignant ulcer of capitalism from its body and defeat the capitalist housing system, not through class reconciliation, but through the revolutionary elimination of the class rule of the world bourgeoisie and the establishment of the class rule of the world proletariat. And those who only pay lip service to our world housing program but fight it in their actions are not supporting the elimination of the existing housing misery, but its perpetuation.

There has never been a revolutionary world program for housing in the entire history of the communist world movement. This is the first and so far only world communist housing program in the world, and that is why we hope that we can overcome its remaining shortcomings as quickly and thoroughly as possible.

It was created by the Comintern (SH) in response to current events, when Trump, who himself comes from one of America's richest and most unscrupulous capitalist construction dynasties, began the military cleansing of American cities of homeless people, and this inhumane practice is spreading throughout the world. This terror serves to cosmetically clean up cities where the festering ulcer of housing shortages is growing with each passing day and beginning to burst. And all the devastating consequences have quickly created a growing awareness of the high priority that eliminating housing shortages has in the overall development of today's global society. This housing program is therefore primarily about revolutionizing this growing awareness and secondly about transforming revolutionary consciousness into the decisive driving force for the revolutionary implementation of the housing program.

The class struggle against the capitalist housing system is above all a political struggle, because without the victory of the socialist world revolution, the socialist housing system cannot prevail over the capitalist housing system. There is no peaceful transition from the capitalist to the socialist housing system.

The difference to all other housing programs therefore lies in its unique revolutionary character.

Affordable housing is a fundamental right, but more and more people are affected by displacement and have to pay an ever-increasing portion of their income for rent. Rents are skyrocketing. Wages are plummeting.

Our minimum demands for global housing reform are desirable and indispensable in themselves, but as long as the capitalist world order continues to exist, nothing will change in the exploitative class character of the housing system. That is why this revolutionary housing program aims to combine the class struggle for a fundamental improvement in global housing provision with the revolutionary smashing of the capitalist world order, and thus also with the smashing of the existing housing system. Only on its ruins can a socialist world order with its own new socialist housing system be built.

Yet the socialist housing system is not even our ultimate goal. The socialist world housing system is the housing system under the dictatorship of the world proletariat, and thus still a class system, albeit one in which the majority rules over a wealthy minority. Ultimately, however, we do not want a housing system based on class rule. The socialist housing system is designed for a limited transitional period until a classless world society is achieved. What we really want is a communist housing system.

We communists have already proven that, despite the continued existence of the capitalist world system, we have established a socialist housing system without housing shortages for one-sixth of the world's population, while capitalism's housing shortage has not been solved in a single day to this day.
No restoration of capitalism will be able to prevent us from abolishing the housing shortage worldwide forever.

Under the class rule of the capitalist-revisionist world, we communists—even in a small country like Albania—have guaranteed the lowest rents in the world for over 40 years.

And we would have already drastically reduced rents worldwide if capitalism had not destroyed our socialist construction work and turned it back into a capitalist system.

One may accuse us of not having properly calculated our future plans for overcoming the housing shortage. That may well be the case, because we are only just beginning with our world housing program. But corrections over time, based on careful analysis, will help us avoid or eliminate the mistakes that stand in the way of achieving our goals. We have faith in the power of the world proletariat: "We can do it—despite all the obstacles the bourgeoisie tries to throw in our way!"

We are optimistic and will not be discouraged by skepticism. It is the petty bourgeoisie (including the supporters of utopian socialism!) who shout at us from the roadside: "We have been waiting too long for you to realize your program. That's why it's no good" (petty bourgeois impatience).

When we speak of communist world inhabitants, we also mean a guaranteed life in humane living conditions, where all inhumane living conditions are a thing of the past.

Communism is the real proletarian world movement that abolishes the exploitative nature of housing under capitalism.

The Comintern (SH) fights for the elimination of the housing shortage throughout global society and for free housing for every single person in the world.

Stalinism-Hoxhaism teaches that with every intensification of the contradiction between productive forces and production relations in capitalism, the contradictions in housing conditions also intensify. As the productive forces liberate themselves from capitalist relations of production in a revolutionary way, housing also frees itself from the shackles of its capitalist straitjacket.

In the narrower sense, we understand the two-class system to be a class system based on the antagonistic contradiction between the two main classes of capitalist society—namely, the bourgeoisie and the proletariat. In a broader sense, we understand it to mean the division of capitalist world society into a small minority and the vast majority, or more precisely, between the privileged, ruling classes and the exploited and oppressed classes.

Stalinism-Hoxhaism in the abstract question of the abolition of housing misery is, in concrete terms, the theory and tactics of the globalized proletarian housing movement as a lever for the victory of the socialist world revolution in general, and in particular the theory and tactics of the globalized socialist housing movement under the dictatorship of the world proletariat.

World socialism forms the transitional stage between the world capitalist and world communist modes of production and distribution in housing.

The Stalinist-Hoxhaist basic law of the mode of production in housing consists in capitalism in the typical gap between structural productive forces and housing conditions (property relations) – geared toward profit rather than social needs. In capitalism, this Stalinist-Hoxhaist law is periodically disrupted (periodic housing crises) and therefore only effective to a limited extent. This insoluble contradiction is the economic basis of the housing shortage under capitalism.

Under socialism, however, this Stalinist-Hoxhaist law unfolds into a gradual flourishing through the convergence and alignment of productive forces and production relations.

Socialism creates the conditions under which the housing shortage is no longer inevitable. It can be eliminated, but it can also return if capitalism succeeds in restoring itself, if we do not consistently carry out our class struggle against the restoration of capitalism, if we lose our vigilance and allow ourselves to be taken by surprise.

That is why our world housing program is characterized by the fact that we must not only continue our struggle against the housing shortage under capitalism in socialism in order to prevent its return, but that we must above all, from the very beginning, remain steadfastly focused on the next goal of world communism, where the return of the housing shortage, which is still possible in socialist class society, will no longer be possible.

And in communism, it is a matter of continuously developing this Stalinist-Hoxhaist law under the conditions of harmonious agreement between productive forces and production relations. We strive for permanent (relative) convergence up to absolute agreement (although as dialecticians we know that everything absolute is and remains unattainable in practice). The housing question cannot be solved absolutely or definitively, not even in world communism.

The Stalinist-Hoxhaist basic law of housing therefore consists in humanity's unceasing endeavor to move ever closer to the complete harmony of the individual's right to housing with the right to housing of the entire world society in its realization.

To this end, it is necessary to achieve such a high level of housing provision in society that all members of society are guaranteed better living conditions, thus creating the basis for the establishment of communist housing. Communist housing cannot be implemented prematurely, either under capitalism or under socialism, because the prerequisites for this are still lacking.

The basic economic law of world communism is the absolute harmony of productive forces and production relations at such a high level of development that people have to spend less and less time and labor on the inevitable material production of housing, and can therefore satisfy their housing and other needs all the more and all the better. This fundamental economic law of world communism therefore also applies to housing.

The immeasurable productive capacity in the housing construction sector will reduce the working time required to provide humanity with sufficient living space to a minimum.

In world communism, housing is freed from class character; it no longer serves one class against another, but rather the classless society as a whole, that is, all people associated in the world commune.

All crises, wars, damage, and destruction of housing under capitalism, caused by the exploitation and oppression of people by people, cannot possibly occur in a communist world society.

The gradual demise of the state on a global scale is the basic prerequisite for the emergence of a communist world housing system.

Communist housing means communal living, means collectivist living, means living with and for each other. That is why communist housing is built according to the needs of free associations of people in harmony with nature.

The standardization of global housing for the entire world society creates the conditions for communism to satisfy the basic housing needs of all people. Once there are enough homes in the world, the transition from the freedom of society to the freedom of the individual will begin, and with it their dialectical interaction:

Stalinism-Hoxhaism defines communist housing as:

Housing in accordance with the abilities and personal needs of each individual.

No communist housing without communist morality

"War on palaces!

Peace to huts!"

No homeless person or homeless family's life is worth less than that of people who have a home.

We distinguish between three broad categories of people who are considered homeless, defined as "without access to minimally adequate housing."

These categories are

(1) people without accommodation,

(2) people living in emergency shelters or crisis accommodation, and

(3) people living in severely inadequate or unsafe accommodation.

Within the first category, people without accommodation, we distinguish between people who sleep on the streets or in other public places, people who sleep in public covered spaces or buildings not intended for human habitation, people who sleep in their cars, rickshaws, open fishing boats, and other means of transport, and "pavement dwellers." – individuals or households living in a fixed location on the street, usually with a makeshift shelter.

In the second category, people living in emergency shelters or crisis accommodation, we distinguish between people staying in night shelters, people living in homeless shelters and other types of emergency accommodation, women and children living in shelters for victims of domestic violence, people living in camps for "internally displaced persons," and people living in camps or reception centers/emergency shelters for asylum seekers, refugees, and other immigrants.

Within the third category, people who live in severely inadequate or unsafe housing, we distinguish between people who temporarily stay with friends and relatives, people who live under threat of violence, people who live in cheap hotels, bed and breakfasts, and similar accommodations, people who live in dilapidated apartments and buildings slated for demolition, people living in apartments that are unsuitable for human habitation, people living in caravans, mobile homes, and tents, people living in extremely overcrowded conditions, people living in unconventional buildings and makeshift shelters, including those living in slums/informal settlements, and finally workers who sleep on the factory floor next to their machines or live crammed together in mass dormitories, and finally migrant workers who are always looking for a place to sleep wherever they find temporary work (sleeping places for day laborers).

This is where the Comintern's World Housing Program (SH) must intervene first and foremost. If we want to eliminate the housing shortage, we must first eliminate homelessness in the categories described above. This is a moral and social obligation that society as a whole has toward the homeless.

Capitalist morality, on the other hand, consists not only of profiting from housing, but even more so from the housing shortage. Example: The housing company mafia is not content with "normal" rental income from apartments, but keeps the supply of apartments artificially low in order to collect extra profits. They would rather let an apartment rot than give it to low-income apartment seekers.

The cover-up method of "silencing complaints about rental apartments" is widespread and part of the system.

If tenants report damage to the landlord that does not only mean a rent reduction, the landlord either does not respond at all or tries to stall the tenant without taking care of the damage. This does not primarily concern so-called minor damage, but rather, for example, mold on ceilings and walls, power, water, and heating failures lasting months or years, etc., which make an apartment virtually uninhabitable.

In our World Housing Program, we therefore demand that such criminal methods of AI-generated hotlines be banned and their operators severely punished, as they serve the purpose of deceiving tenants and leaving them in the lurch with their housing problems. Everyone knows or has experienced for themselves (especially those of the older generation) that this type of software, which is used to receive complaints at so-called online "customer service" centers, is either never available, "someone else is responsible for it," or repeats itself in endless loops until the annoyed customer gives up and ultimately remains without help and is left alone with their problem. The Komintern (SH) demands only customer services that actually serve the customers and not the landlords. Ultimately, every tenant must be able to obtain real, immediate, and uncomplicated redress for damage to their apartment from person to person.

Morality in capitalism consists not only of making money from apartments, but even more so from the housing shortage. Example: The housing association mafia is not content with "normal" rental income from apartments, but keeps the supply of apartments artificially low in order to collect extra returns. They would rather let an apartment rot than give it to low-income apartment seekers.

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The creation of a communist housing system is not only about solving economic, social, and structural issues, but also about communist ethics based on the humanism of proletarian ideology. Morality has a class character and develops in the class struggle between the world proletariat and the world bourgeoisie. The revolutionary replacement of the capitalist housing system by the socialist housing system also requires the revolutionary replacement of capitalist morality by communist morality. Capitalist morality serves the rule of capital, while communist morality serves the rule of the world proletariat.

In slave-owning society, the accommodation of a slave was a decisive factor in determining a higher price, while wage slaves are thrown out onto the streets whenever the capitalists want to do so. The standards of humane accommodation in capitalism exist only on paper. In practice, they are violated by the exploitation of man by man, by crises, imperialist wars of plunder, etc. Fascism provides sad and sobering proof of the collapse and destruction of a society's entire housing system.

Marxism has always exposed the hypocrisy of the bourgeoisie, which pretends to be "socially responsible" in words in order to conceal in deeds the consequences and side effects of the housing shortage under the rule of capital. With tents and emergency shelters (some in camps with over 100,000 refugees!), the rich justify their wealth in the event of a disaster with "Samaritan" services and instill in those in need and the public the illusion that the rich are providing humanitarian aid (the truth is different—example: Israel's war of extermination against the Palestinians in Gaza). Some "aid organizations" are profit-oriented, and that is why we will dissolve and socialize such pseudo-"aid" organizations.

Friedrich Engels teaches:

> "A truly human morality that transcends class antagonisms and the memory of them is only possible at a stage of society that has not only overcome class antagonisms, but has also forgotten them in the practice of life." ("Anti-Dühring," MEW Volume 20, page 88).

As early as 1844-45, Friedrich Engels had written the work "The Condition of the Working Class in England," which showed that the proletariat was deliberately being literally worked to death through overwork and miserable living conditions. This was as much a part of the indictment as the description of unhealthy production methods that led to early death, or the squalid quarters in the proletarian neighborhoods that promoted the spread of epidemics. Friedrich Engels rightly saw the crime of the bourgeoisie as lying precisely in the fact that it knew the consequences, that it deliberately risked the lives of its workers in miserable living conditions, just so as not to jeopardize its profits.

> "When one individual inflicts physical harm on another, and indeed such harm that it causes the death of the injured party, we call it manslaughter; if the perpetrator knew in advance that the harm would be fatal, we call his act murder. But when society places hundreds of proletarians in such a situation that they are bound to die a premature, unnatural death, a death as violent as death by the sword or bullet; if it deprives thousands of the necessary conditions for life, places them in circumstances in which they cannot live; if it forces them by the strong arm of the law to remain in these circumstances until death, which must be the consequence of these circumstances, occurs; if it knows, knows only too well, that these thousands must fall victim to such conditions, and yet allows these conditions to exist – then that is just as much murder as the act of the individual, only more hidden, more insidious murder, a murder against which no one can defend themselves, a murder that does not appear to be murder because the murderer cannot be seen, because everyone and yet no one is this murderer, because the death of the slaughtered victim looks like a natural death, and because it is less a sin of commission than a sin of omission. But it remains murder. I will now have to prove that society in England commits this social murder, which the English workers' newspapers rightly describe as such, every day and every hour; that it has placed the workers in a situation in which they cannot remain healthy and cannot live long; that it thus gradually undermines the lives of these workers piece by piece and thus brings them to an early grave; I will also have to prove that society knows how harmful such a situation is to the health and lives of workers, and yet does nothing to improve it. I have already proven that it is aware of the consequences of its institutions, that its actions are therefore not mere manslaughter but murder, by citing official documents, parliamentary and government reports as evidence of the fact of manslaughter."

(Friedrich Engels, The Condition of the Working Class in England, p. 324f.)

"The repeated afflictions of cholera, typhus, smallpox, and other epidemics have drummed into the British bourgeoisie the urgent necessity of making its cities healthy, if it does not want to fall victim to these epidemics with its families." [MEW 21, p. 252; and in: Engels, Friedrich: [Preface to the second German edition (1892)]

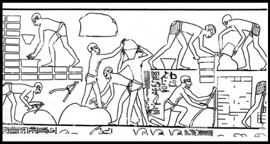
In contrast, communist morality:

The human traits of caring for others include qualities such as a passion for alleviating housing shortages, providing for the homeless, preventing homelessness, compassion, sacrifice and devotion, openness and honesty, willpower and perseverance, a sense of duty and responsibility for collective action, and the determination to refrain from or combat anything that could harm people. We communists fight against all heartlessness, insensitivity, and contempt toward homeless people or those threatened by homelessness.

Welfare in general and the provision of housing in a classless society, respect for the human life of the individual and that of society as a whole – in accordance with both words and deeds – correspond to the moral principle of the communist world society and of every individual communist.

In world socialism, the world proletariat acts according to the moral principle of radically eliminating the catastrophic housing conditions of the working world population through the radical elimination of capitalism.

The struggle against any threat, reduction, or even elimination of housing provision for all people is always also a moral obligation. In our communist struggle for humane living conditions for the poorest of the poor, we will always be at the forefront, never give up, and prevail.



Syrian slave laborers on a construction site 1,000 years ago.

(Today, Syrian cities lie in ruins.)

3

Housing in a capitalist society – a true reflection of class society

– then and now - .

BACK THEN

Housing in a capitalist class society

> "Large rural manufacturers, particularly in England, have long recognized that the construction of workers' housing is not only a necessity, a part of the factory complex itself, but also very profitable. In England, entire villages have sprung up in this way, some of which have later developed into towns. However, instead of being grateful to the philanthropic capitalists, the workers have always raised significant objections to this "cottage system." Not only do they have to pay monopoly prices for the houses because the manufacturer has no competitors, but they also become homeless immediately in the event of a strike, as the manufacturer can easily evict them, thereby making any resistance very difficult. You can read more about this in my "The Condition of the Working Class in England" on pages 224 and 228.
>
> "English factory owners, mine owners, and smelter owners had learned from practical experience what pressure they could exert on striking workers if they were also the landlords of these workers."
>
> "Many such factory villages have become the nucleus around which an entire factory town has later grown, with all the evils that a factory town brings with it. These colonies have therefore not solved the housing problem. They have only created it in their locality." (MEW, Volume 18, pages 245, 247, and 248, German edition)

For over a hundred years, the brightest minds of the ruling classes have been busy increasing the number of small homeowners in order to build up an army against the revolutionary proletariat and at the same time to tie the factory workers to their permanent place of residence. This is therefore not a relief or improvement in the living conditions of the workers, but on the contrary, it is directly contrary to their interests.

> "For our metropolitan workers, freedom of movement is the first condition of life, and property can only be a fetter on them. Give them their own houses, chain them back to the soil, and you break their resistance to the manufacturers' wage suppression. The individual worker may occasionally be able to sell his little house. But in the event of a serious strike or a general industrial crisis, all the houses belonging to the workers concerned would have to be put up for sale on the market, and would therefore find no buyers or be sold far below cost price."
>
> "How a social revolution would solve the housing question depends not only on the circumstances at the time, but also on much more far-reaching issues, among which the elimination of the contrast between city and country is one of the most essential. Since we do not have to devise utopian systems for the establishment of the future society, it would be more than futile to go into this here.
>
> But this much is certain: there are already enough residential buildings in the big cities to immediately remedy any real 'housing shortage' if they were used rationally.
>
> Of course, this can only be achieved by expropriating the current owners or by accommodating homeless workers or workers who are currently crammed into their existing homes in these buildings. And as soon as the proletariat has seized political power, such a measure, dictated by the public good, will be just as easy to carry out as other expropriations and quartering by the present state." (MEW, Volume 18, page 226 – German edition)

It is the essence of bourgeois socialism to maintain the housing shortage and at the same time to want to abolish this evil. As stated in the Communist Manifesto, bourgeois socialists want to "remedy social ills in order to secure the continued existence of bourgeois society." Bourgeois socialism must not explain the housing shortage in terms of the economic conditions of capitalism.

> Friedrich Engels answered the question, "Where does the housing shortage come from?" as follows:
>
> "The housing shortage is a necessary product of the bourgeois form of society. A bourgeois form of society cannot exist without a housing shortage, in which the large working masses are exclusively dependent on wages, i.e., on the sum of food necessary for their existence and reproduction;
>
> in which continuous improvements in machinery, etc., put masses of workers out of work;
>
> in which violent, regularly recurring industrial fluctuations on the one hand necessitate the existence of a large reserve army of unemployed workers, and on the other hand temporarily drive the great mass of workers onto the streets unemployed;
>
> in which workers are crowded together en masse in the big cities, and indeed more rapidly than housing for them can be built under the existing conditions;
>
> in which tenants must always be found for the most disreputable dwellings;
>
> in which the landlord, in his capacity as a capitalist, not only has the right but, by virtue of competition, also has a certain obligation to ruthlessly extract the highest possible rent from his property.
>
> In such a society, the housing shortage is no accident. It is a necessary institution. With its repercussions on health, etc., it can only be eliminated if the entire social order from which it springs is fundamentally revolutionized. (MEW, Volume 18, page 236 - German edition)

The more luxury palaces the worker produces, the more miserable his own dwelling becomes. As the housing world is exploited, the devaluation of the human living environment increases in direct proportion. We call this alienation from one's own world of living. In the class struggle, the working class therefore turns not only against the economic side of housing misery, but also against the political, ideological, and cultural alienation that is inseparably linked to the deteriorating housing conditions in monopoly capitalism.

Under capitalism, the housing question can't be solved economically, politically, or ideologically. This is only possible through violent revolution, not through reforms. The path of reforms eventually leads to the dead end of fascism, not to the goal of world socialism. The path to world socialism can only be achieved through a socialist world revolution.

TODAY

Living today under the conditions of the imperialist world order means living in a monopolistically dominated, parasitic, decaying, and dying system of exploitation.

Living under capitalism leads to people without housing and, conversely, to housing without people.

Living under socialism leads to people with housing (socialist housing construction) and, conversely, to housing with people (quartering through expropriation of vacant housing).

The housing shortage means an intensification of the antagonistic class contradiction between the world bourgeoisie and the world proletariat, a deepening of the polarization of the entire class society on the side of the proletariat and on the side of the bourgeoisie. The housing shortage accelerates the approaching revolution.

With the global redistribution of tax money generated by the working class, capitalists receive gigantic state financial injections, while the number of homeless people and those seeking housing rises.

The worldwide increase in the number of homeless people, refugees, and immigrants has torn away the mask of capitalism's catastrophic housing conditions, revealing the naked, brutal nature of exploitation and oppression under world imperialism!

Capitalism has turned the basic human need for housing into a commodity, the sale of which fills the pockets of the rich.

Socialism abolishes the commodity society and thus liberates housing from its stunted existence as a commodity.

Housing under capitalism is not only a source of income, but also a weapon in the hands of the exploiters and oppressors to maintain the system of exploitation and oppression. The wealth of the exploiting classes results in the impoverishment of the exploited classes. Workers are poor, and poverty means miserable housing conditions and homelessness.

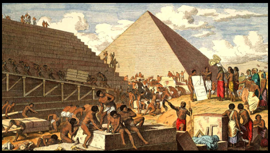
A working class with housing is more productive than a working class living in catastrophic housing conditions. Therefore, a working class with affordable rents is much more profitable. But capitalism worsens the living conditions of the working class in the global capitalist crisis to such an extent that in the end only a socialist world revolution can help.

If the strength of a society is weakened by a housing shortage, this makes its struggle to create the necessary material goods more difficult. This in turn has a dampening effect on the relations of production, i.e., on the mutual relations of people in the production process. This law of deteriorating housing conditions in society has determined the development of every social formation without exception. The peculiarity of the development of the relations of production from the role of a stumbling block to the productive forces to the role of their main driving force, and from the role of the main driving force to the role of a stumbling block to the productive forces, is one of the main elements of Marxist materialist dialectics, especially in the field of construction.

Against the backdrop of the impending collapse of the global economy, a famine catastrophe, a drinking water catastrophe, a destroyed climate, environmental destruction, brutal persecution of refugees, wars of aggression for raw materials, production facilities, and sales markets in the interest of maximum profits, the housing crisis in the world has accelerated the further development of the fascist world order. Housing is deliberately destroyed for the sole purpose of making even more profit from its restoration until the next housing crisis. This is how today's global imperialist system of exploitation and oppression works, this is how the housing system works under capitalism.

Could the housing shortage also bring global socialism to its knees? The answer is "yes":

This danger is real, regardless of the particular social formation in which it occurs. It cannot be ruled out in the future, nor can it be denied. Either the housing crisis will defeat world socialism, or world socialism will defeat the housing crisis. However, this does not release us from the struggle for world socialism, because the question must be posed differently: Is the chance of solving the housing problem greater in global capitalism or in global socialism? And the answer is: global socialism can create far better conditions for solving the housing problem than global capitalism. That is why the chance of avoiding a housing shortage is greater in global socialism than under the current conditions of global capitalism.



Back than and today.

Today, the housings of the poor masses in Kairo are destroyed and the people driven to the edge of the city.

4

HOUSING CRISIS

The increase in housing misery, which affects billions of people and results in homelessness and displacement, is part of the absolute and relative impoverishment of global society in general and of the individuals affected in particular.

The socialist world revolution is the most radical cleansing of the planet of capitalist private ownership of housing, and thus also serves to finally smash the ruling, parasitic world imperialist housing monopoly and free ourselves from it once and for all.

The crisis of capitalist housing conditions is unfolding at a time when global capitalism is already in the deepest crisis in its history.

Real estate is being transformed into capital investments that must compete with other financial products, such as stocks. This does not necessarily mean that the expected return must be just as high, but at least comparable figures and data must be created. To this end, individual properties, neighborhoods, or even the real estate markets of entire cities or states are quantified, i.e., their value and characteristics are expressed in figures for better comparability so that calculations can be made to predict value developments and potential profits.

Because prices in some areas quickly become unrelated to the actual value of the buildings, bubbles can form that burst when irritations occur, sometimes triggering entire economic crises, as was the case most recently in the US in 2007.

Rents are rising faster than inflation and inflation faster than wages.

The materialistic dialectic of today's housing crisis is that it has become an obstacle to the maintenance of the imperialist world economic system and its imperialist world order. If capitalism stagnates, society stagnates too, and the living conditions of the world's population deteriorate, and vice versa. The global economic crisis causes the housing crisis, and conversely, every crisis in the housing sector will lead to ever new global economic crises, and the living conditions of the world proletariat will deteriorate in absolute and relative terms.

The growing housing misery has now brought the entire capitalist housing system to its knees, temporarily preventing the source of usury in the housing sector from flowing as abundantly as before. And the source of all wealth is and remains the private appropriation of the labor power of the world proletariat by the capitalists. The inhumane living conditions deepen the division in society, polarizing the antagonistic class contradictions between the world bourgeoisie and the world proletariat in general. As a result, the proportion of homeless people, those looking for housing, and those who have to leave their homes because they can no longer afford the high rents with their starvation wages is increasing, as is the proportion of vacant and dilapidated apartments. The housing shortage not only has a negative impact on the working conditions of the proletariat, but also contributes to the explosive growth of the proletarian reserve army, which had already reached its peak since the global financial crisis in 2008. And as long as capitalist production relations are not eliminated, unemployment will continue to rise, poverty will multiply, and the housing conditions of the masses will continue to deteriorate dramatically. Every increase in the proletarian reserve army (which now includes the 200 million refugees in the world!) results in a deterioration of their living conditions. Job loss goes hand in hand with the deterioration of living conditions and vice versa. And for those workers who have kept their jobs despite rationalization measures in their companies, it is not just a matter of increased exploitation by the capitalists in production in accordance with the law of profit maximization, but also of rising housing costs and being ripped off by landlords.

The financial crisis of 2008 ended the phase of relative stability in the imperialist world order. In the future, there will be more and more global revolutionary uprisings, which will spread and deepen with the growing housing shortage. The housing crisis has brought the revolutionary world situation closer and is inevitably accelerating the revolutionary class struggle with the goal of transitioning from world capitalism to world socialism. A temporary recovery of world capitalism will not change this, because every crisis of capitalism leads to a new, even greater crisis—including in terms of housing.

All the obstacles to capitalist production relations, including the crisis in housing construction, exacerbate the contradictions between the productive forces and production relations, thus accelerating the liberation of the productive forces from the shackles of private appropriation.

The housing crisis is a crisis of overproduction of housing, with more and more homes standing empty because fewer and fewer people can afford them.

> Stalin says the following about this in his Political Report to the 16th Congress of the CPSU (B):
>
> "Since the purchasing power of the masses remains at a minimally low level under capitalist conditions, the capitalists store the ‘surpluses’ (...) or even destroy them in order to keep prices high, they restrict production, lay off workers, and the masses suffer hardship because too many goods have been produced.
>
> Now that the world economic crisis is unfolding its destructive effect, causing the downfall of entire strata of medium and small capitalists, ruining entire groups of the labor aristocracy and farmers, and condemning millions of workers to starvation, everyone is asking: What is the cause of the crisis, what is its basis, and how can it be eliminated? Economic crises are an inevitable result of capitalism. The basis of economic crises of overproduction, their cause, lies in the entire system of the capitalist economy itself. The basis of the crisis lies in the contradiction between the social character of production and the capitalist form of appropriation of the results of production. This fundamental contradiction of capitalism is expressed in the contradiction between the colossal growth of capitalist production capacities, which are designed to achieve maximum capitalist profit, and the relative decline in effective demand on the part of the millions of workers, whose standard of living the capitalists constantly seek to keep within the limits of the absolute minimum. In order to win the competitive struggle and squeeze out as much profit as possible, the capitalists must develop technology, carry out rationalization, intensify the exploitation of the workers, and increase the production capacity of their enterprises to the utmost. So that no one lags behind the others, all capitalists are forced, in one way or another, to follow this path of rapid development of production possibilities. But both the domestic and foreign markets, the purchasing power of the millions of workers and peasants who are ultimately the main buyers, remain at a low level. Hence the crises of overproduction." (Stalin's Works, Volume 12, page 214 – German edition)

One need only look at entire ghost towns with empty apartment blocks, which have become a sad expression of overproduction in China's capitalist construction industry, symbols of millions of vacant homes in contrast to millions of people looking for housing who can less and less afford the rising rents and ultimately end up on the streets as homeless people.

In addition to this general phenomenon of the overproduction crisis described by Stalin, we as Stalinists-Hoxhaists characterize the particularity of today's overproduction crisis as follows:

Today's overproduction crisis arises from the competitive struggle between the Western camp of world imperialism, which seeks to defend its world domination in world production and on world markets, and the Eastern camp of world imperialism, which seeks to wrest world domination from the Western camp and is making every effort to conquer world domination itself by increasing its production and offering cheaper prices on the world markets. In this race for global production and trade, both camps have generated the largest “surpluses” in human history, but these surpluses cannot find buyers because the increasingly impoverished world population does not have the money to compensate for them. This race for overproduction on a global scale has therefore led to ever more gigantic trade wars, as can currently be observed in the ruinous tariff war.

All that remains for the two competing camps of world imperialism is to continue their mutual economic and political competition by extreme means, namely military means, with World War III, which brings us back to the housing crisis in capitalism, which can only end in the complete destruction of the living space of the entire human race. The mass destruction of housing in Gaza, Ukraine, and everywhere else in the world is only the beginning if we do not finally put a stop to this predetermined cruel fate of humanity with the victory of the socialist world revolution.

* * *

Housing construction falls into two major categories:

Category I – the production of means of production (concrete plants, construction machinery, industrial manufacturing facilities for the production of building components, industrial facilities for supplying homes with water, electricity, and heating, etc.)

and

Sector II – production of housing (luxury apartments for the parasitic class and inferior housing for the broad masses of people seeking housing, or small homes for people with small budgets who spend their lives paying off their debts and are thus prevented from participating in the class struggle.

Capitalists produce housing and residential facilities not for the sake of production, but to make a profit, thereby provoking conflicts with the needs of the world's population for an adequate supply of housing. This contradiction forms the basis of economic crises of overproduction. Thus, the typical manifestations of the fundamental contradiction between the social character of production and the private capitalist form of appropriation also occur in the housing sector.

* * *

> “This fundamental contradiction of capitalism is expressed in the contradiction between the colossal growth of capitalist production capacity, which is calculated to achieve maximum capitalist profit, and the relative decline in effective demand on the part of the millions of working people, whose standard of living the capitalists constantly seek to keep within the limits of the absolute minimum.” [Stalin, Volume 12, page 214; Report of the XVI Party Congress of the CPSU (B)].

The contradiction between growth in housing construction and the limited possibilities for its use is inevitably increasing, and the world is facing ever greater crises in the supply of housing. Millions of people around the world are so impoverished that they cannot even afford the cheapest rents, if they are still available on the housing market at all. The concentration and centralization of capitalist reproduction means a deterioration in the reproduction of labor power as a commodity and has catastrophic consequences for the housing conditions of the entire global society.

The peculiarity of the current housing crisis is that it has transformed the already latent housing misery into a state of collapse, a state that global capitalism is no longer able to remedy.

The housing crisis shows that today, incomparably more housing could be built to improve the living conditions of the world's population if a small handful of monopolistic construction giants and powerful monopolies of private owners did not earn more in the housing crisis than in periods between housing crises.

The housing crisis is paid for by those who cause it, not those who suffer from it.

The housing crisis reproduces itself on an ever-higher scale until it finally brings about the destruction of miserable capitalist living conditions.

In contrast, the world socialist housing system is characterized by the systematic and uninterrupted expansion of the entire social world housing production at a pace unattainable by world capitalism, primarily through the systematic and rapid enlargement of the international working class, as well as through the relentless improvement of the material prosperity and the cultural and health standards of the entire world population.

For the world's INHABITANTS, the first priority is to create and secure a basis for their self-preservation by improving their living conditions. But housing is not reduced to self-preservation; rather, it is all the more important and significant as the basis for further development toward a higher form of social coexistence, of human living. Social housing requires affordable rents, but its socio-cultural significance does not end there.

In his "Grundrisse" (Outlines of the Critique of Political Economy), Karl Marx sets out an important principle for the free development of the individual, which also includes housing:

> “The free development of individualities, and therefore not the reduction of necessary working time in order to create surplus labor, but rather the reduction of necessary work in society to a minimum, which then corresponds to the artistic, scientific, etc. education of individuals through the time and means made available to them all.”

We will create a reserve fund to keep the housing system functioning—even under difficult conditions such as building material shortages, natural disasters, environmental destruction, etc.

The housing fund is divided into an accumulation fund (creation of new housing) and a reproduction fund (fund for repairs and the maintenance of ongoing daily housing provision). None of this will ever find its way back into the pockets of capitalists and unscrupulous landlords and property owners!

* * *

Let's take a look at the crisis in the capitalist housing system in China:

Real estate bubble in China:

In China, the real estate market has temporarily collapsed.

The savings of Chinese families, which have been lost on housing, are seeping into the pockets of capitalist construction companies that have gone bankrupt. Those who have been cheated are taking to the barricades. At the same time, 100,000 construction workers have lost their jobs and been thrown out onto the streets. Resistance among construction workers is strong and is erupting in countless protests. Local authorities can no longer pay their employees after selling their land to construction tycoons and are now left empty-handed. There are also various expropriations of poor rural residents, who are being relocated against their will without any compensation. In addition, there are forced factory closures or relocations without compensation for the employees.

In poorer regions of China, real estate prices are much lower than in developed areas.

For example, buying a house in Urumqi (where the average salary is 1,050 yuan) costs 8,500 yuan. The price of housing is almost eight times higher than the average salary. In the city of Lhasa (average salary: 6,090 yuan), housing costs around 12,800 yuan. The average salary in Shanghai is 14,800 yuan, while the average price of housing is 53,600 yuan. In Beijing (average salary 15,700), you can buy an apartment at an average price of 59,000, and buying an apartment in Hong Kong (average salary 11,524) costs 138,000, which is already 11 times the average salary.

Faced with such real estate prices, the average citizen in China has no choice but to take out an individual mortgage. In this “socialist” society, the financial capitalists “of the people” have also found ways to further reduce the share of social wealth that goes to workers. In 2017, the volume of consumer loans in China increased by 40%, and Chinese banks raised lending rates to 37% in response to increased demand. When problems arise with the timely repayment of loans, Chinese banks impose sanctions on borrowers. They work with the regulations of the Celestial Empire to punish debtors for failing to repay loans on time. Within one month, a fine is imposed; within 1–3 months, regular notifications are sent and on-site inspections are carried out; after 3 months, in addition to all this, the bank will closely monitor the movements on all of the customer's accounts and take the customer's apartment as collateral, regardless of the type of loan granted; and after 6 months, the bank will go to court. “Due to the loss of trust, debtors must be prepared for the courts to:

- sell the debtor's home and assign them a small living space instead to ”meet their basic needs";

- Currently, bailiffs in the PRC can search for, freeze, and seize the financial assets of a person accused of non-payment of a debt;

- The debtor will be prohibited from driving on highways or using public transportation;

- Attempts to cross the border by any means will be prevented;

- The debtor will be deprived of their pension as one of the types of “fixed income.”

- They may be sentenced to up to 7 years in prison.

Based on the above, we can draw a clear conclusion that the "housing problem" is not specific to one country or another, but is characteristic of the entire global system of capitalism. At the same time, the reasons for the difficulties are roughly the same everywhere: low wages and, conversely, high real estate prices.

In all countries, people who cannot afford housing are forced to take out a mortgage loan. A mortgage loan is a loan for real estate, which is granted with a pledge of this real estate, which remains the property of the bank until the loan is repaid in full. The mainstream media, bank advertisers, PR people, and the government itself portray mortgages as a way to acquire long-awaited housing. Banks like to refer to themselves as "reliable friends in the search for real estate" and attract potential customers with various "preferential programs." In reality, a mortgage loan is not an opportunity, but an additional burden.

The risk of being unable to repay a loan and thus losing one's home and livelihood increases in times of economic crisis with the possibility of losing one's job and stable income. Increasing nervous stress leads to increased irritability and chronic anxiety. It exhausts the nervous system and undermines a person's mental health, which negatively affects their well-being and relationships with others. However, the average citizen has no choice, so applying for a mortgage, material deprivation, mental health damage, default risks, and credit debt are constant companions of public life.

Regardless of the hardships that buying housing on credit brings to the population, big capital makes fabulous profits from it. Construction companies have a direct interest in the existing credit system. Regardless of how high the speculative price of housing is set by the market, developers will always be provided with their profits. And only a general economic crisis can lead to the collapse of this sector after the collapse of the financial market.

As the economic situation worsens, the interest rates on loans payable by creditors rise, the income of the population inevitably falls, and therefore the approval rate for mortgage loans also falls. In 2021, it fell to 8-9%, and in 2022, the volume of approved mortgage loans fell by 36%. This means that one in three people who apply for a mortgage loan from a bank will be rejected. The decline in household income is occurring against the backdrop of an increasing inability to purchase housing, forcing the masses into debt. Taking out a loan is therefore inextricably linked to overpayments and the inability to satisfy other desires and needs until the loan is repaid.

The Chinese residential real estate market is divided into China Railway Construction Corp. Ltd (market capitalization: $14.9 billion), Sunac China Holdings Ltd (market capitalization: $20.7 billion), and China State Construction Engineering (market capitalization: $30.7 billion).

Chinese construction workers

5

Political economics of the housing sector

From the wages that the capitalist pays the wage slaves, a worker must not only provide for himself and his family, but he must also pay all the other exploiters, such as taxes to the capitalist state and other expenses to the state and society, to the landlord, banks, transport companies, insurance companies, etc.

In capitalism, housing is not just a commodity with a use value. With the reorganization of international production in particular, the housing business has also become a source of maximum profit and increasingly an object of speculation. The large housing corporations now own almost half of all housing in the world—and the trend is rising. With their rent increases and speculation, these monopolies significantly dictate developments on the entire global housing market: "The big eat the small" (see: "Das Kapital" by Karl Marx).

In capitalism, private ownership of land prevails. And at the highest stage of capitalist development, with the global concentration of land ownership, in imperialism, monopoly capital prevails over land. In capitalism, land has been transformed into private property and is thus subject to purchase and sale on the world market. It has a price, the land price. The price of a piece of land is based on the ground rent it yields annually and on the interest rate banks pay on deposits. The price of land is equal to the amount of money that, if deposited in a bank, would yield the same return in the form of interest as the rent collected from the piece of land in question. The price of land is capitalized rent. And the higher the rent and the lower the interest rate, the higher the land price. In global imperialism, ground rents are increasing, causing land prices and thus rents to rise systematically everywhere.

The price of land is determined by its location, its potential use, and the intensity of that use. Land prices can only be demanded because the owners have a monopoly on it. Land ownership thus takes on the function of fictitious capital. Owners sell or lease the land at a price that gives them the maximum possible return. Similarly, real estate owners do not rent or sell their properties at the price it costs to build them, but at prices that cover the land prices on the one hand and yield the maximum return on the equity invested on the other. Once the construction costs have been paid off, all the money then flows into the pockets of various capital factions. And housing prices continue to rise. A deeply parasitic practice.

Landowners in cities and industrial centers receive ground rent wherever residential and other buildings stand on these sites. The so-called "construction site rent" is paid to the landowner for leasing a plot of land on which residential and other buildings are to be constructed. The largest part of ground rent in cities consists of rent for residential land. The location of building plots has a major influence on the amount of differential rent. Higher rents are demanded for plots located near city centers, tourist centers, or production facilities, etc. This is one of the reasons why high-rise buildings are constructed in large cities and residential buildings are densely packed together. In addition to differential rent ...

[The differential rent is equal to the difference between the land that is best and worst suited for residential development. The more valuable the location of the residential space, the higher the differential rent] ...

and the absolute rent ...

[The absolute rent arises from the monopoly of private land ownership]

... owners of urban land, given the extraordinary scarcity of land in many cities, are able to charge a premium in the form of monopoly rent, which increases rents enormously. In connection with the growth of the urban population, owners of urban land are driving up construction site rent, which is hampering (social) housing construction. The majority of tenants are forced to make way and are pushed to the outskirts because they can no longer afford the rapidly rising rents in the city centers. Rising rents depress the real wages of workers.

> "We are dealing with a perfectly ordinary commercial transaction between two citizens. And this transaction is conducted according to the economic laws that govern the sale of goods in general, and specifically the sale of the commodity: real estate.
>
> The construction and maintenance costs of the house or the part of the house in question are taken into account first;
>
> the land value, which depends on the more or less favorable location of the house, comes second;
>
> the current state of the relationship between supply and demand is ultimately decisive.
>
> Firstly, the rent for the house must not only cover the costs of building the house, but also repairs and the average amount of bad debts, as well as unpaid rent or occasional vacancies, and finally, it must pay off the construction capital invested in a transitory house that will become uninhabitable and worthless over time in annual installments.

> Secondly, the rent for the apartment must also cover the increase in value of the land on which the house stands, meaning that part of it consists of ground rent.
>
> Finally, the whole business is not about buying the house from the owner, but only its usufruct for a certain period of time.
>
> The original cost price of a house may be paid ten times over in the form of rent in 50 years." (MEW, Volume 18, pp. 216-217)

Speculators allow themselves to be paid double and triple the value of the apartments by increasing the rent:

> "Abominable speculators – big capital never speculates, of course! But it is not ill will, it is only ignorance that prevents big capital from speculating in workers' houses. The ignorance of the capitalists requires the ignorance of the workers in order to create the housing shortage. While among capitalists the 'fault' evaporated into ignorance, among workers ignorance is only the cause of the fault. All this talk of 'ignorance' boils down to the old sayings about the harmony of the interests of capital and labor." (MEW, Volume 18, pp. 238-239)

And the capitalists do not build to meet the needs of the population, but only for their maximum profit. And that is why they often do not build at all anymore. Instead, they have shifted their focus to buying existing apartments and maximizing their invested capital through luxury renovations, conversion to home ownership, and, above all, rent increases.

* * *

The global capitalists, and in particular the international financial monopolies in the construction and rental sectors, must be held accountable and bear the costs of the deterioration in global housing conditions that they have caused.

The Comintern's (SH) World Housing Program aims to

smash the global monopoly capital that dominates the entire housing sector worldwide.

This is our answer to the key question of our World Housing Program, which is hardly ever asked in the so-called "left-wing" world movement.

In order to transfer the creation and distribution of housing throughout the world to the exclusive control of the proletarian world state, not only private home and apartment ownership, but also private ownership of land must be abolished, that is, socialized centrally worldwide.

To achieve this, the global capitalist system of exploitation and domination must be smashed and private ownership of land abolished. The sole global owner of land under world socialism is the socialist state under the dictatorship of the world proletariat.

Housing in world socialism and ultimately in world communism must be built on confiscated, expropriated without compensation, and socialized land.

All land is shared by all people of the world for their common and mutual benefit—including for the benefit of housing.

All land throughout the world will be returned to its original state of non-ownership in order to create the conditions for free housing for all those without property.

Food on the construction site

6

Housing policy – a state instrument of bourgeois class rule

What is a state worth in which the living conditions of farm workers have deteriorated to such an extent that they are barely able to build houses?

In Marx and Engels' "Communist Manifesto," it says:

> "The bourgeoisie is incapable of ruling because it is incapable of securing the existence of its slaves even within their slavery, because it is forced to let them sink into a position where it must feed them instead of being fed by them. With the development of large-scale industry, the very basis on which the bourgeoisie produces and appropriates its products is being withdrawn from under its feet. Above all, it produces its own gravediggers. Its downfall and the victory of the proletariat are equally inevitable."

It is therefore also producing its own gravediggers on the construction site!

Our world housing program is about smashing the state of bourgeois dictatorship and establishing or restoring the state of proletarian dictatorship.

The communist world housing program can only be realized through the creation of a new world proletarian state and the complete destruction of the entire ruling world imperialist state system.

The imperialist state system of the world is testing the common state of emergency. Every capitalist state is gathering experience with the implementation of emergency laws, various forms of large-scale police operations, military operations "to protect internal security," and the practical and ideological preparation of the population for war-like conditions, thus driving forward further militarization and fascism.

The world proletariat and its world party must not allow themselves to be taken by surprise by the counterrevolutionary measures of the world bourgeoisie, but must learn how to wage class struggle under war-like conditions, not least in the area of housing.

In response to the war preparations proclaimed by the ruling classes, let us proclaim the socialist world revolution!

The existence of a state housing policy proves that class antagonisms are irreconcilable in all matters of society relating to housing, because where a society regulates its own housing supply by mutual agreement and on a liberal basis, it does not need state power to do so. The state is the state of the most powerful, economically dominant class, which, through its state, also becomes the politically dominant class and thus acquires new means of suppressing and exploiting the oppressed class.

The state is an organ of class rule, an organ for the oppression of one class by another. The state housing system is therefore a system that sanctions and consolidates this oppression and (violently) suppresses its revolutionary elimination.

Anyone who understands the state as an organ of class reconciliation in housing is opposed to our world housing program. Anyone who wants to eliminate the capitalist housing system must eliminate the bourgeois state, which protects and maintains the power of the bourgeoisie at the expense of the masses.

"The state is therefore not eternal. At a certain stage of economic development, which was necessarily connected with the division of society into classes, this division made the state a necessity. We are now rapidly approaching a stage of development of production at which the existence of these classes has not only ceased to be a necessity, but is becoming a positive obstacle to production. They will fall, as inevitably as they arose. With them, the state will inevitably fall. Society, reorganizing production on the basis of free and equal association of producers, will consign the whole state machinery to its rightful place: the museum of antiquities, next to the spinning wheel and the bronze axe." (Friedrich Engels)

The way out of corrupt and rotten parliamentarianism, which has ruined housing policy on behalf of capital, is of course not to be found in the abolition of representative bodies and eligibility for election, but in the transformation of representative bodies from talking shops into "working" bodies. It is no coincidence that not a single affected worker is represented in parliamentarianism, but instead the construction lobbyists of the monopoly bourgeoisie have the say.

Democratization of the capitalist housing system is all well and good, but democracy alone cannot eliminate its class character, because the conditions of wage slavery continue to exist. The nationalization of construction and housing companies and their suppliers does not protect construction workers and tenants from exploitation and oppression. It always comes down to answering the question of whether it is a housing system in a bourgeois or proletarian state. Within the framework of bourgeois class society, the housing needs of the majority of the world's population cannot be met. This is only possible under the dictatorship of the world proletariat.

The revolutionary idea behind this world housing program is precisely that the working class must smash and break up the entire global housing system and not simply limit itself to taking possession of it.

Revolutionary violence is the midwife of every old housing system that is pregnant with a new housing system. This world housing program is based on the necessity of systematically educating the proletariat, and especially the proletariat in the construction industry, in this particular conception of violent revolution. The replacement of the bourgeois housing system by a proletarian housing system is impossible without violent revolution.

The proletarian housing system is the housing system of the proletariat as the ruling class, for the working people need the state only to suppress the resistance of the exploiters. And only the proletariat, as the only consistently revolutionary class, as the only class capable of uniting all workers and exploited people in the struggle to overthrow the bourgeoisie, is capable of leading this suppression and putting it into practice.

In the capitalist world housing system, rent or a single-family home is unaffordable for most of the world's inhabitants.

In a world socialist state system, on the other hand, the basic provision of adequate housing is FREE for everyone in the world without exception. This is one of the most important goals of this world housing program.

In world socialism, tenants pay nothing.

This right is enshrined in the constitution of world socialism.

Private housing is prohibited by law and abolished.

In world socialism, the procurement and distribution of housing is exclusively in the hands of the socialist world state.

In fact, any form of profiteering from the housing needs of humanity is prohibited by law and punished worldwide.

Housing policy of the state of the monopoly bourgeoisie

The state's housing policy consists of promises upon promises, but no action follows. As a result, the capitalist state is neither willing nor able to provide the population with sufficient housing.

Laws to solve the housing problem are nothing more than "dead letters" on the part of all capitalist states in the world. Nothing has changed in this regard in almost 200 years.

Those who can no longer afford the rent are evicted by the state.

This is not surprising, because the capitalist state is the organized total power of the propertied classes, the landowners, the slumlords, and other capitalists over the exploited classes. The capitalist state makes laws for sellers of apartments against buyers of apartments, makes laws for landlords against tenants.

"Tenant protection in words and landlord protection in deeds—that is the physiognomy of state housing policy under capitalism.

Why should the state, as a total capitalist, contribute to the protection of tenants when individual capitalists do not? Conclusion: The bourgeois state does not alleviate the housing shortage, but rather contributes more and more to it itself:

State demolition of affordable housing and state promotion of unaffordable housing. Instead of affordable housing construction, construction of bombs to destroy housing, etc.

Empty state coffers are replenished by selling off national land, public buildings, etc. This is a crime against the citizens, and this sell-off, which leads to state bankruptcy, must not only be prohibited and punished, but such a state must be smashed and replaced by a proletarian state!

Many municipalities are selling public building land as a last resort to escape their increasing debt. A considerable part of municipal revenues comes from land sales. However, this only improves the municipalities' budget balance in the short term, but increases the land holdings of large investors and speculators.

These are precisely the people who are suing the state for protection against "socialist expropriation." And landlords turn to open fascists and other criminals who offer them protection and blame the housing shortage on us communists, asylum seekers, and migrants, who suffer most from the housing shortage. At the same time, greedy apartment owners themselves are continuously expropriating social property and grabbing it for themselves. They are increasingly determining our living conditions, and the super-rich worldwide have millions of luxury apartments and several villas of their own scattered all over the world, which are either not used at all or only used for short periods of time and stand empty most of the year. And all this under the protection and promotion of the state.

As far as bureaucracy in housing construction and, as it were, in the system of housing distribution is concerned, bureaucracy in the class society of capitalism serves to maintain the housing crisis as an instrument of state power for the bourgeoisie. Bureaucracy serves to defend and maintain the power of world imperialism. With the destruction of world imperialism, bureaucracy will also be eliminated, as in the example of state bureaucracy, which regulates and administers the catastrophic housing conditions (if necessary with police and military force).

State housing corporations and housing cooperatives have been transformed into real estate corporations that are spreading and concentrating worldwide.

Because of this systematic inequality created by the market, the state has repeatedly intervened in the past in order not to jeopardize "social peace," i.e., calm and peace on the class struggle front. Municipal housing companies, social housing construction, cooperatives and trade unions, and state housing subsidies were intended to alleviate the inadequate housing conditions. Of course, they could not be improved under capitalist conditions.
For a time, these housing policy instruments were part of the so-called "welfare state." Today, under the conditions of global fascism, this has changed dramatically. Social Darwinism is generally fascism's answer to the ("final") solution to the housing question.

With state monopoly, the bourgeois state gradually withdrew from the provision of housing. Virtually nothing remains of so-called state social housing. Municipal housing stocks have also been greatly reduced. What became of all these apartments? They were swept up in a huge wave of privatization. The sell-off of the city and the end of social housing provision are key reasons for the drastic rise in rents and the housing shortage for people on low incomes.

A second cause of the rapid rent increases is the economic crisis, again caused by the real estate bubble that burst in the US after 2007.

Speculation in real estate is a key lever for capital to compensate for low profit rates and delay crisis-induced slumps. This can lead to new speculative bubbles, which in turn trigger the next (even bigger) crisis. Here, too, it is worth taking a look at history: when one of the first crises of overaccumulation in the still young capitalist system occurred in 1848, French President Charles Louis Napoléon Bonaparte sought a solution to this problem. In order to provide an investment opportunity for surplus capital, he initiated extensive state infrastructure measures. Railways were built throughout Europe, the construction of the Suez Canal was supported, new ports were built from scratch, and, above all, the city of Paris underwent a far-reaching transformation. In 1853, Bonaparte, who had since proclaimed himself Emperor Napoleon III, commissioned urban planner Georges-Eugène Haussmann to restructure Paris. The working-class neighborhoods in the city center were demolished and replaced by magnificent boulevards with shopping opportunities for the ruling class and high-class residential areas. This tied up enormous amounts of capital and labor and was thus a central lever for stabilizing capitalism. Workers were driven out of the city center. Engels recognized the pattern of capitalist urban development in this approach. He asserted that the ruling class would ultimately always solve the housing question using the "Haussmann method."

Low profit rates and the crisis-ridden situation of capitalism are key factors in global real estate speculation.

A large part of these funds went into buying up formerly public housing stocks. But it is not only the amount of money that has changed, but also the players: instead of regionally active apartment owners, it is now increasingly large real estate funds and banks that are operating directly on the housing market ("financialization") – usually with significantly higher return expectations than traditional players. The superpowers are also active in the international real estate market and are putting pressure on countries to sell their land and housing to global monopolies. And those who refuse to do so will have their homes destroyed by imperialist wars. What is happening before our eyes at the moment is the global sell-off of state property by more and more countries and thus their enslavement, their national bankruptcy. That is what lies behind "America first"—world domination through ever-increasing exploitation and oppression.

Various legislative changes, such as the allocation of modernization costs to rent, tax breaks, and direct government subsidies, are leading to speculation with existing housing and a decline in housing construction to the point of complete standstill. At the same time, construction companies are being enabled to repay public construction loans more quickly.

The withdrawal of the state from housing provision, the privatization of affordable public housing, and the rise in real estate speculation in the wake of the economic crisis are the main drivers of the current crisis in the housing market. Since the capitalist housing market is unable to remedy the housing shortage, the only solution is supposedly "decommodification," i.e., the withdrawal of housing from the private housing market. This type of "solution" was already criticized in 1872 by Friedrich Engels in "The Housing Question" as a petty-bourgeois illusion that the housing question could be solved under the dictatorship of the bourgeoisie. A capitalist state cannot conjure up socialist housing laws.

The capitalist economic crisis, caused by the real estate crisis, oscillates from a crisis of aimlessness to a crisis of bureaucracy and from bureaucracy back to aimlessness; from destruction by war to reconstruction through "peace" and from reconstruction in "peace" back to the destruction of housing by war. This corresponds exactly to the law of capitalism for "solving" the housing crisis—each time a new housing crisis, only on an even more gigantic scale.

There is also a growing tendency for states (see Trump's order in Washington) to use police force to drive homeless people off the streets. Municipal law enforcement agencies or other government agencies mark houses if they consider them unsafe for habitation. This can happen due to fire damage or natural disasters such as tornadoes and floods. However, law enforcement agencies also mark such houses to prevent unauthorized renovations or if there are unsafe electrical, sanitary, or gas problems. There are also instances of official abuse when landlords demand rent arrears or the electricity is cut off when payments are in arrears. Tenants then freeze in their apartments throughout the winter. And finally, the municipal law enforcement agencies intervene to take action against squatters. Neighbors call the police, etc.

Today, we must therefore speak of an increasingly fascist housing policy in the global imperialist system of states. Under Nazi fascism, there were so-called block wardens in apartment blocks who spied on tenants and handed them over to the Nazis. Digital surveillance methods and surveillance cameras on every street corner today are eloquent testimony to the fact that this spying on and terrorizing of citizens in residential areas is technically very advanced. In addition, building authorities impose heavy fines, some of which have become a tolerable (illegal) source of income. Those who do not pay lose their apartment or house. Landlords put up political posters in the gardens of rental properties against the will of the tenants. Conversely, the landlord can remove the tenant's political posters. There are many such examples, which cannot all be listed here. It is important to note that we are not only dealing with economic and social problems in the housing sector, but also with political problems that can affect every tenant personally. Property owners, construction companies, the state, and the police work together under capitalism and, with their terror, exacerbate the catastrophic living conditions and fundamental rights of tenants.

just like a hundred years ago ...

7

Ecology and contradictions between urban and rural areas

It is estimated that by 2050, 80 percent of the world's population will be living in urban areas, some of them in coastal regions that are expected to be flooded as sea levels rise. These are challenges that capitalism cannot overcome (it has been unable to do so from the beginning until now, even without this challenge!), which is why we urgently need global socialism to avoid these impending housing disasters.

Those who prevent the fight against climate change today are creating the global housing disaster of tomorrow.

The Comintern (SH)'s World Housing Program calls for the global elimination of slums in large cities and the creation of new housing for the resettlement of slum dwellers.

Displacing workers to the outskirts of cities not only shifts their housing misery, but also exacerbates it.

Damage and destruction of housing, especially through wars, housing crises, natural disasters, overexploitation of building resources, etc., the full extent of the consequences of capitalism's criminal profit law, forces humanity to take immediate and energetic measures to protect, preserve, and rebuild living and housing space. Relentless class struggle against all those who try to prevent us from doing so.

The ecological situation of numerous overpopulated cities in the imperialist-social imperialist world has deteriorated beyond measure, and some bourgeois "scientists" describe it as quite critical. Other bourgeois "scientists," seized by panic and pessimism, have spread the theory of anti-urbanism. They preach that the alternative is to "return to the bosom of nature" and leave the cities, which they believe are the cause of all humanity's housing problems, at any cost. (Urban exodus plus rural exodus). To these "scientists" we say: the fault does not lie with cities or urbanism, just as at the beginning of capitalism, machines and tools were not to blame for the oppression and exploitation of the working class—the fault lies with capitalism. Just as the destruction of machines and tools did not eliminate the exploitation of the working class, neither can anti-urbanism and the depopulation of cities do so as long as the monopoly bourgeoisie rules with its parasitic rent shark system and its terror against revolutionary tenant actions.

Women and families with incomes below the poverty line are particularly affected by this development. For them, there is hardly any affordable housing left in the big cities. They are being pushed to the outskirts of the city, where there are hardly any jobs, poor transport links, and a lack of childcare. An ever-increasing number of people are homeless. The number is rising into the tens of millions. Similarly, overcrowding in living spaces is once again commonplace. Foreign workers in particular, who have to work in humiliating conditions for various types of subcontractors in foreign countries, are often crammed into small apartments at exorbitant rents. The same is true for refugees, who are unable to find adequate housing and are forced to live in asylum shelters or in dilapidated old buildings on the outskirts of cities.

Gradually, some former working-class neighborhoods are being transformed into middle- and upper-class districts. People with low incomes can only find apartments on the outskirts of the city. This process, known as "gentrification," is part of a comprehensive transformation of cities under capitalism.

The crisis of 2007/8 gave the whole process another enormous boost. Financial companies and banks sought new investment opportunities and exploited the real estate market more intensively. This triggered a wave of gentrification, i.e., displacement in large cities through the modernization of existing housing and the construction of new shopping malls and luxury real estate. In addition, vacancy rates create an artificial shortage of housing under the protective umbrella of the capitalist state. This ultimately allows capitalists to constantly raise rents. On the one hand, because competition among tenants is increasing. On the other hand, because the state subsidizes real estate and construction companies in various ways. Rising rents then cause land prices to rise. Tenants become pawns in the international speculation of the ruling class.

The world's largest cities are a nightmare unless you have money...

Futuristic living

8

Living in the future with AI and technology

Construction technology is a material element of society's productive forces and characterizes the quantitative and qualitative state of human mastery and utilization of nature's "building activity" and its laws (biotechnology in construction science) to better satisfy human housing needs. The prevailing conditions of production determine the pace and direction of development of construction technology, the manner in which it is exploited and applied to housing construction, and the nature of its social impact.

Technocrats want to solve the housing problem without eliminating the antagonistic contradictions of the capitalist mode of production—solely through AI, which is supposed to revolutionize housing construction technology. [On the subject of AI, we refer to our AI program from 2022].

This corresponds to the bourgeois ideology of technicism, which detaches housing construction technology from the respective socio-historical conditions.

Here—as an example—the capitalist company Squarevest Marketing ["information platform for profitable decisions"] projects a futuristic, modern real estate bubble in the decaying, parasitic, dying system of imperialist monopolism in the future construction and housing sector. Here, the advertising drum is being beaten for nothing other than to increase the wealth of real estate companies.

Let's not misunderstand each other:

Our world housing program is not designed to be hostile to the future. Many of the things outlined below are intended to help global socialism satisfy the housing needs of the entire world population to the maximum extent possible. If all these visions of the future for all people in the world could actually be realized by capitalism, then it would no longer be capitalism, but socialism! So we must not be blinded by the brave new world of housing presented by real estate companies.

Here is an excerpt from the above advertising website:

Factors influencing the housing of the future are sustainability and climate change, new mobility and electrified drives, autonomous production, data economy and digitization, as well as demographic change.

Flexibility: Apartments should "offer adaptable floor plans and multifunctional rooms.

Technology: Smart homes "increase living comfort and energy efficiency and automate parts of maintenance and cleaning.

Sustainability: Green living and resource-saving construction methods "shape future living concepts."

Community: Communal living and shared spaces "promote social interaction."

Solutions for scarce living space: "Tiny houses, micro apartments, mini houses," [shared spaces, co-living concepts], "individualized furniture, living in green spaces, reducing the ecological footprint."

* * *

Other models for the future:

Further development on the earth's surface must be reduced and relocated underground or underwater (or later to other celestial bodies) in order to protect and regenerate nature on earth. The expansion of nature reserves aims to transform the entire earth into a nature reserve without urban sprawl.

Fight against shoddy construction: Collapse of dilapidated buildings, such as new buildings or buildings under construction. Thousands of people die every year as a result. In addition, climate change causes collapses due to natural disasters. Worst of all, however, people die in their apartments and houses that collapse due to bombs!

By 2050, the Earth is expected to warm by up to 5 degrees Celsius, which will have a serious impact on the habitats of humans, plants, and animals and drastically change their living and housing situations.

Destruction of nature and its resources, climate-damaging concreting of nature in cities. Housing shortages due to climate change, for which the capitalists are responsible, such as flooding caused by rising sea levels. The same picture everywhere in the world: help for homeless people from disaster areas in words, but no accommodation in replacement housing, not to mention alleviating the suffering of having lost one's home.

* * *

It should also be mentioned here:

AI - 3D-printed houses

In 3D-printed houses, the primary components such as walls and foundations are manufactured using industrial 3D printers, which "print" the building layer by layer with cement, concrete, and other building materials according to a digital construction plan. After 3D printing the core structure, builders add other parts such as windows, plumbing, and electrical wiring using traditional construction methods.

The main advantages of 3D-printed houses are reduced construction time—printing the foundations and walls can take 24 to 48 hours—and lower costs, as the properties are estimated to be at least 20% cheaper than traditionally built houses. They are currently still unaffordable for the majority of the world's population and are likely to remain so in the future if real estate sharks and construction monopolies skim off their profits and nothing remains of people's savings except for increased costs.

* * *

The trend toward loneliness and isolation among individuals in capitalist society also has an impact on changing housing needs, especially among young people. There is a growing demand for single-person households and shared living arrangements that the capitalist mode of production cannot meet.

There is also a lack of age-appropriate housing in an increasingly aging society.

Floating homes: floating cities or underwater cities

Construction of homes, workplaces, and transportation links underground, utilization of geothermal energy, effectiveness in protecting and preserving the natural earth's surface.

Resettlement of humanity into space (construction of space cities, import of building materials from space).

As Karl Marx and Friedrich Engels already emphasized, their goal was not to devise utopian versions of the future, but rather to start from the economic foundations of the actually existing society, from the capitalist mode of production, to analyze the actual living conditions in capitalist society caused by it, and to derive from this the necessity of the revolutionary elimination of the capitalist mode of production and its replacement by the socialist mode of production with the help of dialectical and historical materialism. Utopian socialism

> "criticized capitalist society, condemned and cursed it, fantasized about its destruction, fantasized about a better order, and sought to convince the rich of the immorality of exploitation—'unable to show a real way out.'" (Lenin, Volume 19, page 7—German version)

Sorry! We did not specifically address the topics of water, electricity, and climate control in homes, or home furnishings (furniture, etc.) in our World Housing Program.

Slave labor by concentration camp prisoners on a construction site

9

Class analysis in the construction and housing sector

From the outset, vulgar socialists had declared that the nature of the relationship between capitalists and the working class was the same as that between landlords and tenants. This is not true. This has nothing to do with class analysis in the housing sector, because we Stalinists-Hoxhaists cannot put distribution relations first, which in reality are nothing more than the result of production relations.

Class analysis therefore starts from the position of the classes in the capitalist mode of production in the housing construction sector. The exploitation of wage labor is the basis of the predatory order in construction, which causes the irreconcilability of the classes in construction. And only from this standpoint of class struggle can all other manifestations of exploitation in capitalist construction and housing be consistently evaluated without falling into vagueness and unprincipledness.

In the housing sector, two classes stand irreconcilably opposed to each other: the world proletariat and the world bourgeoisie. There are no common interests between these classes. In between, there are the various strata of the petty bourgeoisie, which take a vacillating stance in housing policy toward the struggle between the working class and the bourgeoisie.

* * *

The bourgeoisie includes the most reactionary international monopoly bourgeoisie and the national bourgeoisie. There are contradictions between them, but they represent common interests vis-à-vis the working class. The international monopoly bourgeoisie, led by the financial oligarchy, is the strongest force in the bourgeois camp. Membership of the international monopoly bourgeoisie is measured by its influence on the global housing system and on the housing systems of individual capitalist states. The monopoly bourgeoisie in the housing sector includes financial capitalists, banks, real estate companies, and insurance companies, as well as global construction, mechanical engineering, and real estate corporations. It also includes owners of large concrete and other construction companies, as well as the top managers of the monopolies. The monopoly bourgeoisie is the driving force behind the oppression and plundering of workers in the international housing and real estate sector.

All other sections of the bourgeoisie are dependent in one way or another on the international monopoly bourgeoisie and must limit themselves to the profits granted to them from above. Especially in times of crisis, the concentration and centralization of capital in the housing sector intensifies and monopolization increases all the more rapidly. Currently, it is not only a matter of tariff and trade wars, but also of a global war for the private appropriation of land, real estate, entire cities, and countries.

The lower part of the bourgeoisie in the housing sector, which is subordinate to the monopoly bourgeoisie, is recruited from among the superiors of construction managers, senior employees and civil servants in state, financial, industrial and commercial enterprises, but also from among senior trade union officials. Contrary to the propaganda of the revisionists, the Comintern (SH) takes the position that not only the monopoly bourgeoisie, but the entire bourgeoisie of the capitalist housing system should be overthrown and expropriated globally.

Within the petty bourgeoisie, entire strata are losing their livelihoods and sinking into the proletariat. On the other hand, the highest stratum of the petty bourgeoisie extends to the bourgeoisie.

We divide all petty bourgeois strata into upper, middle, and lower petty bourgeoisie.

The upper petty bourgeoisie includes construction managers, chief engineers, and directors of private and public housing associations, senior executives in the housing sector, architects, estimators, heads of research institutes, IT managers in the construction industry, small producers of building materials and construction equipment, etc.

In the real estate sector, this includes large (and, to a lesser extent, smaller) real estate agents.

The upper layer of the petty bourgeoisie is not usually directly threatened with sinking into the proletariat. Only a small proportion will remain neutral in the struggle between the proletariat and the bourgeoisie. And only in isolated and very rare cases will representatives of the upper petty bourgeoisie side with the proletariat.

The middle petty bourgeoisie includes medium-sized and smaller construction managers, structural engineers, small private housing construction companies in which the owners mainly live from their own work and generally employ few or no wage earners, as well as middle-level employees in the housing sector such as foremen, etc. In the real estate sector, this includes property managers and higher-level professions in the real estate industry. This could also include consulting services for homeowners' associations and real estate transactions (as well as real estate appraisers).

For many members of the middle petty bourgeoisie, the situation is deteriorating in the housing crisis and they are threatened with unemployment. Parts of the middle petty bourgeoisie can be won over as allies for the proletarian class struggle in the housing sector. But some will actively side with the counterrevolution.

The lower petty bourgeoisie includes all sections of the petty bourgeoisie that no longer earn enough to maintain their businesses or their own labor independently. The lower petty bourgeoisie is largely in debt. The lower petty bourgeoisie also includes the majority of middle-ranking civil servants and employees who, in one way or another, enjoy privileges over the proletariat (system planners for technical building systems, sales engineers, etc.).

The lower petty bourgeoisie is more or less threatened with sinking into the proletariat and is a natural ally of the proletariat.

The semi-proletariat includes all workers in the housing sector who are in a similar situation to the construction proletariat, but who differ in that they enjoy minor advantages (construction machine operators, draughtsmen, geomatics engineers, surveyors). Even though the semi-proletariat is more strongly influenced by petty-bourgeois thinking, it will fight alongside the proletariat for the revolution and for a socialist world housing system.

The proletariat is the most exploited class in the housing sector. Their difficult living conditions force workers into an irreconcilable struggle against the capitalist housing system. Of all the classes that oppose the capitalist housing system, the working class is the only revolutionary class. The proletariat has no private ownership of the means of production, which is the basis for exploitation. The elimination of private property in housing is the only path to liberation.

Worldwide, workers in the housing sector form a million-strong division in the army of the world proletariat. The proletariat in the housing sector includes the industrial proletariat of housing associations, manufacturers of construction equipment, and producers of all other consumer goods for the housing industry, as well as the proletariat of supplier companies and raw material producers, installers, plumbers, sewer builders, pipeline builders, and workers for interior finishing within buildings. The industrial proletariat is the leading revolutionary core in the construction sector. The globalization of the construction industry promotes the global unionization and effectiveness of the entire proletariat in the construction industry, including bricklayers, carpenters, joiners, formwork builders, iron benders, etc.

The non-industrial proletariat includes workers in the service sector, cleaning crews, some construction craftsmen, technicians in smaller construction companies, including lower-level employees whose former better position is being lost or has already completely disappeared. By liberating itself in housing construction, the proletariat also liberates all other workers in the entire housing sector.

Class analysis also includes income differences and wage gaps. Although there are considerable differences between rich and poor countries, in general the class situation in the housing system on a global scale is also reflected in income gaps.

The elimination of the steep income gap in the capitalist housing system is one of the fundamental revolutionary changes that the Comintern (SH) is striving for with its world housing program. Our goal is the gradual introduction of a simple wage system of 1:3, whereby the hardest work in the housing sector is also the best paid.

We also want to turn the hierarchical system in housing upside down and take decisive action against bureaucracy in the construction industry, in state building institutions, and in real estate transactions.

* * *

Under the ruinous laws of competition of the global imperialist economic system, the construction industry and the real estate business are riddled with international mafia-like structures such as price and wage dumping and rent fixing. Added to this is the failure of politicians and the state—or rather, the systematic legalization of illegal activities through turning a blind eye or holding out their hands.

The best examples are illegal child labor, fraud in tenders for public construction projects (large-scale projects), corruption and bribery, tax evasion, money laundering, shell companies, straw men, and even crimes such as extortion, kidnapping, and murder are committed by the construction mafia. Capitalist states minimize customs controls on construction sites by keeping staffing levels low through “austerity measures.”

Some of the most brutal construction sites in the world (for example, for the Olympics) are located in China, Qatar and other Gulf states, Russia, Brazil, Africa (e.g., South Africa), but also in America and Europe (construction workers from Eastern Europe), so basically everywhere in the world, including the thousands of Indian construction workers in Israel.

One-third of construction workers are migrants—a trend that is on the rise worldwide.

The fundamental problems of migrant workers in the construction industry are the most urgent to solve because this is where exploitation and oppression are worst. Migrant labor cannot even be equated with slave labor. In China alone, there are an estimated 200 million migrant workers in the construction industry, including women, who receive 20% less pay than men. The migrant workers who build homes under extreme and dangerous working conditions have no roof over their own heads, some sleeping on the construction site or crammed together in hundreds in emergency shelters, and their wages are not even enough to survive on. Some have worked themselves to death or died of heatstroke on the construction site. Others cannot afford the ticket to travel home to their families. Their passports are taken as collateral and they are treated worse than animals (racism, xenophobia, etc.). Occupational safety is a foreign concept to most construction contractors.

Minimum wage laws and collective agreements in the construction industry are undermined and circumvented (accommodation and travel costs are deducted from wages, extended working hours, unpaid overtime, night shifts, and starvation wages), sometimes even with the help of the local union mafia (constructionworkers.eu). American construction unions are kissing up to Trump and attacking migrants on construction sites as if with a jackhammer. At the same time, contractors have forcibly removed more and more unions from residential construction sites. Strikes are now rare in the construction industry.

Illegally recruited workers are also not covered by social security and have no or only limited access to health care. The “50:50” scheme means that half of the wage is on the pay slip and the other half is paid under the table, i.e., without entitlement to a pension, continued payment of wages in the event of illness, and without vacation. The EU's so-called “posting of workers” directives are not effective in practice.

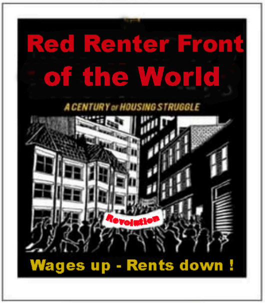
Class analysis must therefore first and foremost address the problem of illegal employment and illegal slave trade directly on international construction sites.

This begins at the top with the eradication of the international mafia of large construction, housing, and real estate companies. At the global level, the mafia of the monopoly bourgeoisie in the construction and housing sector must be smashed. Then there is the illegal construction trade, which is largely in the hands of the bourgeoisie and must be taken out of their hands. Corrupt government leaders and high-ranking government officials must be arrested and put behind bars. Theft on construction sites is also part of international organized crime, which can interrupt and delay the entire construction process, at the expense of construction wages. Security services and surveillance technology add to the costs.

And the so-called “slave trader” organizations that provide construction companies with cheap (illegal) labor from all over the world must be completely eradicated.

The so-called "shadow economy" is not a disease that can be cured by capitalism. Capitalism itself is a shadow economy that is hidden from the eyes of the working class. Anyone who wants to eliminate the "shadow economy" must eliminate capitalism.

The practical application of the ban on illegal workers in the construction industry affects the illegal workers themselves first and foremost. This is actually their last chance to get any work at all. This takes away their livelihood and that of their families. Illegal employment is an integral part of capitalism and therefore cannot be eliminated by capitalism itself, even after 200 years of capitalism. Illegal employment is impossible in world socialism because there is no longer any breeding ground for it.



10

Class struggle against the capitalist housing system

World proletariat—unite the construction workers of all countries to overthrow the exploitative capitalist construction industry throughout the world!

Construction workers of all countries—unite in the struggle against murderous wage slavery!

In the class struggle of construction workers, the slogan is

"When you lift the foundation, you also lift the roof!"

Let us learn from the Paris Commune, which confiscated shut-down factories and other workplaces. Parisian working-class families were housed there!

The housing struggle is class struggle, and class struggle means:

making life hell for the class enemy!

Capital does not want to eliminate the housing shortage, even if it could. And workers cannot eliminate the housing shortage under capitalism because their low incomes are not sufficient to do so. So self-help for workers is also out of the question under capitalism. That leaves the higher incomes of the petty bourgeoisie and the labor aristocracy to finance the construction of their small houses. However, the petty bourgeoisie is not in a position to solve the housing problem of all the exploited and oppressed in capitalist society, unless the petty bourgeoisie sides with the working class, the only revolutionary class that can and will solve the housing problem. Otherwise, the petty bourgeoisie remains a dangerous enemy of socialism and the socialist revolution, an enemy of Stalinism-Hoxhaism, which must be fought and defeated, even if it takes a long and stubborn struggle.

* * *

Class struggle means not only strengthening the proletariat's struggle for rent control, but also eliminating capitalism's exploitative rental system and replacing it with a socialist rental system, based on a housing policy under the dictatorship of the proletariat.

> "Those who only recognize class struggle are not yet Marxists; they may still remain within the limits of bourgeois thinking and bourgeois politics. To limit Marxism to the doctrine of class struggle is to curtail Marxism, to distort it, to reduce it to what is acceptable to the bourgeoisie. Only those who extend their recognition of class struggle to the recognition of the dictatorship of the proletariat are Marxists. Opportunism stops short of recognizing class struggle, specifically the main point, the period of TRANSITION from capitalism to communism, the period of the overthrow of the bourgeoisie and its complete destruction." (Lenin: State and Revolution).

With the aim of establishing its dictatorship, the world proletariat is globalizing its class struggle against the capitalist housing system on three fronts: the economic, political, and theoretical-ideological fronts.

* * *

From August 19 to 21, 2020, Indian construction workers in Serbia went on hunger strike because their American construction company had not paid their outstanding wages. The Indian construction workers were thus forced to continue working without pay.

The division and unequal treatment of domestic and foreign workers in the construction industry is systematically organized in the interests of maximizing profits for the capitalists. This must be stopped with the solidarity slogan of the international class struggle:

Foreign and domestic construction workers – one class struggle front!

Counter the globalization of exploitation on construction sites with globalized class struggle on construction sites.

Labor disputes among construction workers in China spread like wildfire to six construction sites in Shenzhen due to unpaid wages. The social-fascist government was unable to prevent this strike. Of 250 strikes in 2023, half were crushed by police intervention. Over half of all strikes in China take place in the construction industry!

"*Migrant workers on the roof*" – this is a suicidal form of pressure to pay outstanding wages in China: The threat to jump is the last remaining means of pressure available to construction workers.

The unions are not on the side of the construction workers, but form a buffer zone between the government and the party, which must not be attacked. Construction workers in China and around the world must also enforce their strike against the union leadership, as the carpenters in Washington did.

The bourgeoisie has suppressed the rights of construction workers (Profbud—construction workers' union in Ukraine) under martial law. A gigantic reconstruction effort must not be carried out on the backs of construction workers! It is important to distinguish precisely which union leaders are on the side of the construction workers and which are on the side of the construction companies. In the fight against yellow unions, it is important to support the red trade union international in the global construction sector. Every attack on the revolutionary trade union movement, its criminalization, prosecution, etc., must be repelled through worldwide solidarity.

The tenants' movement must be part of the organized labor movement. This means that it must be part of the general class struggle against the exploitation of the working class by the ruling class. That is why it is right to advocate expropriation. However, this is not enough. For the struggles to be successful, they must be linked to other protests and, in particular, strikes. Just as the ruling class determines politics in its state with its methods of blackmail, the working class must once again go on political strike.

To a certain extent, the development of housing prices is a question of the strength of the classes in the struggle against capitalism. The organized labor movement can push down rents through targeted struggle, or at least slow their rise. But in order to finally solve the housing question, we need a socialist revolution.

At present, the whole world is marked by urban counter-movements that are fighting against rent increases and displacement, against the loss of established urban culture, or against the development of public spaces and green areas with concrete jungles (or against fracking in residential areas—water pollution [burning taps] and harmful methane emissions).

* * *

The demand for a "right to rent strike" is a good thing, but fighting for its revolutionary implementation is the only way to achieve useful results. The harder the tenants' struggle, the greater the chance of success. Brecht's slogan: *"Those who do not fight have already lost!"* also applies to the proletarian tenants' struggle.

The housing sector stands and falls, not only in times of crisis, on the priority provision of housing for those who do the most to build it.

That is why the working class must wage a permanent class struggle in the housing sector to improve its working conditions.

Since the 19th century, the labor movement has been fighting against the unhealthy capitalist mode of production, for the improvement of working conditions, and for a state occupational safety law. The first health and social insurance law came into force in 1883.

The introduction of social insurance in Germany was the result of the proletariat's hard class struggle, although large groups of workers were initially excluded from it. Long before this state health insurance was introduced, workers had already set up their own self-administered relief funds with over a million voluntarily insured workers. This self-administration was taken out of the workers' hands by the capitalist state and replaced by the compulsory insurance fund law, which the German Workers' Party rejected. Just 10 years later, the state health insurance law for the German working class deteriorated.

A year later, in 1884, the Accident Insurance Act came into force, but it was completely inadequate for workers because it was difficult for them to prove that the accident was the fault of the capitalist, and so they usually had to bear the medical costs themselves. The disability and old-age pension came into force in 1891, which the Workers' Party rejected because it was completely inadequate for workers (retirement age only from 70 years of age with an average life expectancy of 50 years at that time. As a result, only 1.5% of the working class actually received an old-age pension!

Because of savings in labor costs, construction workers have to perform an ever-increasing workload, which leads to an increase in workplace accidents in the construction industry.

The increase in workload has led to a neglect of occupational safety, but above all to stress, burnout, and mass premature retirement from the demanding construction profession. In recent years, strikes, protest demonstrations, and revolutionary actions by construction workers have increased massively worldwide. This is very good, but it is not enough on its own. The task now is to coordinate this protest against the deterioration of wages and working conditions worldwide and to align it with the political goal of revolutionarily overcoming capitalist housing construction by involving and mobilizing the entire proletariat in all countries of the world.

A worldwide doubling of the number of construction workers, accompanied by a drastic reduction in working hours (to a 5-hour day) with full wage compensation, would provide relief and recovery for the world proletariat and reduce unemployment in the construction industry.

The morbidity and mortality rates of the exploited and oppressed (especially in the workplace) are far higher than those of the ruling classes due to environmental pollution. Construction workers must unite in the international class struggle to combat this.

The yellow unions serve to maintain the capitalist construction industry. As such, we must oppose them with our Red International of Labor Unions.

"Industry 4.0" means millions of unemployed in the construction industry. AI and robots are rationalizing away jobs. Our World Housing Program welcomes technological progress when it contributes to the improvement of working conditions. However, technological progress at the expense of the working class is unacceptable. This problem with technological progress can only be overcome by the world proletariat and not by the world bourgeoisie. Technical progress in the construction industry is therefore a political issue that can only be decided by the socialist world revolution.

Accidents on construction sites are not "acts of God" or "personal fate," but are inextricably linked to the political conditions of class society under which people must live and work.

The world proletariat pursues its own world policy in general and its own construction policy in particular in the struggle against the policies of the world bourgeoisie, especially against bourgeois housing policy.

The housing and construction policy of the world proletariat is directed against both world fascism and world imperialism, because both have a devastating effect on the housing conditions of the entire world population.

There is no place for fascist and social-fascist ideas in housing. Society must not be plunged into a state of fascism because of an emergency situation triggered, for example, by a housing crisis. The emergency laws of the capitalist state are fascist laws that are incompatible with a democratic social order. They must therefore be abolished. The police and army do not serve to protect the working people, but to maintain the rule of the bourgeoisie.

"Disaster control" in a class society means nothing other than exposing the exploited and oppressed to defenselessness; it means protection for the ruling class. In the event of a disaster, the Working Hours Act and collective agreements must not be suspended and replaced by coercive laws.

* * *

The "classless apartment building" only exists in a classless society. Anything else is window dressing, because in a class society there can be no classless housing.

With apartments as "profit-oriented economic objects," solidarity with homeless people or those threatened with homelessness is not possible.

In capitalism, housing is purely an object of exploitation. Residential buildings are closed according to profitability calculations and older apartments are replaced by new ones (with higher rents). Capitalist housing construction receives state financial injections from tax revenues. The capitalist state is responsible for the fact that housing construction is regressing instead of accelerating.

We are fighting against the undersupply of the construction sector and the housing services sector with sufficient workers, against the catastrophic situation of construction workers, against the illegal import of construction worker slaves from poor countries, who are underpaid and have no social security.

We are fighting against illegal working conditions, without workers' rights, ignored by yellow unions.

A construction worker from abroad is more "adaptable," "makes no demands," "will never go on strike," and is "cheaper."

All those employed in housing construction must have equal working conditions and equal pay, regardless of gender, nationality, skin color, religion, etc.

Our minimum demand is a doubling of the number of construction workers.

We demand at least a 15% wage increase for the lowest wage groups of employees in the construction sector (construction industry and services).

Countless tenants are dying due to construction defects and dilapidated old apartments (mold, etc.). Civil engineers and others responsible for housing construction are being forced to disregard or relax strict building regulations. Construction workers are being forced to work long hours and their wages are being cut. This is unthinkable in a socialist society.

The existing break regulations are completely inadequate, and above all, work stress must be reduced at least to the extent that breaks can be taken at all.

Once again, botched construction work:

Botched construction work is criminal and must be severely punished. In capitalist class justice, such contractors are usually acquitted and the victims are not compensated. We will put an end to this untenable situation. We will ensure a proletarian class justice system that represents the interests of construction workers and tenants, not the interests of those who enrich themselves at their expense. There will be no housing system in the world without representation of the interests of construction workers and tenants, who will be equipped by us with the necessary power to assert themselves.

In world socialism, all those employed in the housing sector are, without exception, employees of the state. Those employed in this sector no longer go where they can occupy the most lucrative positions, but are deployed where they are most urgently needed to provide housing. Under socialism, those employed in the construction sector fulfill the obligations demanded of them by the proletarian state in their own class interests. We are referring to the socialist world state and not a revisionist social-fascist state such as the former GDR, where in 1953 demonstrating construction workers were run over by Russian tanks for protesting against outrageous plan fulfillment targets.

Like all members of the working intelligentsia, senior employees in housing offices and construction companies must work in construction for one month each year so that they do not rise above the working class, but learn from it the spirit of proletarian discipline, revolutionary zeal, selflessness, and collective spirit.

No construction or housing service company without free medical care at the workplace!

The World Housing Program enforces the democratization of the entire construction and housing sector and strengthens the interests of construction workers and tenants. In housing facilities, management is elected or dismissed from below. Employees in the housing sector and tenants elect their own representatives and send their delegates to the state and union decision-makers in the housing sector. Employees of housing facilities work according to the principle of democratic self-management and have unrestricted power of disposal for control from below. There will no longer be a single construction or housing project anywhere in the world that goes against the will and interests of housing construction workers and the interests of tenants (especially proletarian, large families, and low-income tenants).

Globalized class struggle

The globalization of the housing shortage must be countered by the globalization of the fight against the housing shortage.

Globalization has transformed the chronic housing shortage in individual countries into an acute global housing crisis. This denounces the ignorance of the actual social nature of housing needs and at the same time illuminates the path to eliminating the housing shortage through the socialist world revolution.

The globalization of the capitalist housing system is creating the conditions for breaking its chains. The globalization of the socialist housing system can only be accomplished on the ruins of capitalist world society.

With the birth pangs of the old housing system, the revolutionary birth process of the new housing system is taking place.

In world socialism, the worldwide housing supply is in the hands of the ruling world proletariat.

With the onset of increased oppression, subjugation, enslavement, and inhumane living conditions, as well as the confinement and murder of foreign peoples by world imperialism, all bourgeois theories about population growth and housing serve as a means of justifying imperialist policies of conquest (Malthusianism).

According to Malthus, the cause of housing misery is not capitalist production relations, but allegedly the natural tendency of humans to reproduce. Malthus, as Marx says, “brutally expresses the brutal view of capital,” and Malthus is a representative of the “apology for the misery of the working class.” Today, neo-Malthusians, including racists and fascists (such as Donald Trump's racist Ku Klux Klan ideology), advocate the elimination of housing misery through criminalization, eviction, expulsion, and mass extermination.

Karl Marx teaches:

> “With the accumulation of capital produced by themselves, the working population (...) increasingly produces the means of its own relative superfluity. This is a law of population peculiar to the capitalist mode of production.”

Karl Marx followed this with the general statement that

> “every particular historical mode of production has its own particular, historically valid laws of population. An abstract law of population exists only for plants and animals, insofar as man does not intervene historically.” (“Das Kapital” XXIII, 3)

* * *

The more the housing shortage worsens internationally, the more people realize that this emergency must be combated through international cooperation, led by an authorized world housing center, with whose help the housing policies of individual states can be coordinated and international aid directed to where it is most urgently needed on a global scale. The urgency list for the housing to be provided must be drawn up according to global priorities, i.e., it must not be primarily based on the interests of a single country. In housing provision, the common interests of all states take precedence over the individual interests of a single state. In the bourgeois ideology of nationalism, “the housing shortage only comes from abroad to exacerbate the housing shortage at home.”

In socialism, proletarian internationalism prevails over bourgeois nationalism. And in a global socialist alliance of states, there is socialist internationalism in housing. A single state is helpless in the face of the housing shortage if it does not submit to centralized global housing measures. Globalization reveals the superiority of the socialist housing system over the capitalist housing system. This also demonstrates the importance of the socialist world revolution, not only for the transformation of the capitalist housing system into a socialist one, but also for a housing system that adapts sustainably to the natural environment, in terms of water, land, and air.

Healthy living in a healthy environment—this is one of the important guidelines of the Comintern's (SH) global housing policy.

We are not fundamentally opposed to a globalized housing system, but only to it being in the central hands of the world bourgeoisie. Instead, we are fighting for a globalized housing system in the hands of the world proletariat. Our World Housing Program calls for a proletarian world housing system without the world bourgeoisie and against the world bourgeoisie. Every person must have global access to free housing. Privileged or discriminatory selection processes in the globalization of housing poverty alleviation, which are inevitable and even desired by capitalism for profit reasons, will not exist in a socialist global housing system.

Today's global capitalism is a housing poverty capitalism, on which capitalism is increasingly feeding. It is no coincidence that the populations of the poorest of the poor countries suffer most from a lack of housing. The anti-imperialist struggle of these countries also includes the struggle against the continuing deterioration of housing conditions in general and against the catastrophic housing conditions in the slums in particular.

Under the conditions of globalized capitalism, catastrophic housing conditions prevail—there is a chronic housing shortage. Under the pretext of necessary austerity measures to repay government debt, governments and large multilateral criminal institutions such as the World Bank, the IMF, and regional banks have implemented measures everywhere that have worsened housing conditions.

Only when the foundations of global economic flows are directly threatened by housing misery, when the existence and maintenance of the global system of exploitation and oppression is at stake, is a purely pragmatic response given. This expresses the cynicism of the capitalists, who only want to keep enough housing available that does not harm the construction industry and property owners, or as long as they can make money from housing rents.

Our world housing program is a centralized program of the world proletariat. We will eliminate national inequalities in the housing shortage worldwide. In addition, we will introduce a globally uniform socialist rental system.

We base our world revolutionary action on the union of the proletarians of all countries to destroy the world capitalist housing system, to create a global communist housing system, to create a global housing fund, to establish a proletarian global housing center equipped with the necessary power that will be needed to smash the global imperialist housing system.

We demand one apartment for every family worldwide, one apartment for every person without a family, and, in addition, a centrally organized mobile reserve fund of employees in the housing sector who can be universally deployed to create emergency housing in acute crisis areas such as natural disasters, pandemics, etc.

We will redistribute the supply of sufficient housing according to the needs of the world's population in the individual regions—namely, eliminating undersupply in weak areas by shifting surplus capacity from oversupplied areas (vacant apartments, luxury apartments, etc.).

We will create a supply of housing in rural areas and establish a municipal infrastructure for housing.

The tightly timed international division of labor, which follows only the logic of wage cost advantages, has created dangerous dependencies. We oppose this untenable situation with a global socialist division of labor.

Imperialist warfare involves not only starving and displacing the population, but also the mass destruction of their homes and their flight and expulsion from their destroyed homeland.

* * *

According to the Comintern (SH), there is a connection between rural exodus to cities on a national scale and the flight from all parts of the world to global conurbations.

Stalinism-Hoxhaism teaches that the national contradiction of the exploitation of the village by the city in the pre-imperialist period of capitalism has now developed into a global contradiction of the "exploitation of the global village by the global city," or to put it more accurately, a global contradiction between the "exploitation of the global village by the global city." imperialist period of capitalism has now developed into a global contradiction of "the exploitation of the global village by the global city," or to put it more accurately, a global contradiction between the imperialist colonies and the imperialist colonialists of the great powers, between the poor and rich countries, etc. This is always a contradiction between the exploited and exploiting classes on a global scale in general and the class contradiction between the world bourgeoisie and the world proletariat in particular. This class contradiction makes globalized class struggle inevitable and thus the victory of the world proletariat over the world bourgeoisie through the socialist world revolution.

For more details, see our program "On the Revolutionary Solution to the Refugee and Migrant Question," which we wrote 10 years ago (2015).

The refugee and migrant question can only be solved in a world revolutionary way, and the closely related housing question as well. Housing was once built around factories or in their immediate vicinity for the purpose of exploiting the labor power of the proletariat. Then the workers were driven out of the cities to the suburbs. These residential areas are now so dilapidated, decrepit, run-down, and polluted that only the poorest of the poor "live" there, mostly migrants who are defenseless against the racial hatred of the fascists and whose homes and refugee camps are burned down. In world imperialism, the whole of humanity is in danger of sinking into the swamp of slums.

* * *

Many workers are being pushed further and further away with their homes. Some commuters travel 100 km or more every working day between their home and their workplace. Everyone can imagine what this means in terms of additional exploitation for such workers. In any case, the state's housing policy has not only failed here. It has not only shifted the housing crisis further and further outwards geographically, but has also exacerbated its entire extent—on a global scale.

The imperialist world has become a world in which the dwellings of the masses are separated from each other, penned in on both sides behind barbed wire borders that the world bourgeoisie has erected to set them against each other.

The globalized housing policy of the ruling class is: "Divide and rule!"

But the working class, which today builds luxury villas for the ruling classes, will tomorrow tear down all barbed wire borders and slums, liberate the world from imperialism, fascism, and racism, from wars of plunder, exploitation, and oppression, and house the needy in the luxury villas.

The last service that the world proletariat will render to the world bourgeoisie is that of gravedigger, burying the world imperialist order of exploitation and oppression!

"This residential house

is being expropriated !.

Dieses Wohnhaus
wird enteignet!

11

EXPROPRIATION AND SOCIALIZATION OF THE PRIVATE CAPITALIST RESIDENTIAL PROPERTY AND THE STATE CAPITALIST HOUSING SYSTEM

"Expropriation of the expropriators" (Karl Marx).

Confiscating and expropriating housing is, in itself, "only half the battle," a half-hearted step, a step that stops halfway.

The real task is to find a centrally organized, global solution to the general question of socialization based on the transformation of the capitalist mode of production into the socialist mode of production on a global scale. It is solely a matter of everything that serves the actual introduction and practical implementation of the socialist mode of housing production and distribution.

* * *

Monopolization in the housing sector:

As an example, we will begin here with the global monopolization of housing construction, which is representative of the monopolization of the entire globalized housing system (we will limit ourselves for reasons of space).

Through the concentration and centralization of globalized construction capital, the "small are being eaten by the big." Construction companies are currently undergoing a wave of mergers and acquisitions.

Battle of the giants of housing capitalism!

Smash the global construction mafia!

Housing must not become a source of profit for the construction industry. That is why the availability of housing must be taken out of the hands of profit-oriented construction tycoons. Control of housing construction must be taken away from the construction tycoons and the state that serves them. Botched construction, corruption in the awarding of public construction contracts, and everything else in the construction industry that harms society must be exposed, prosecuted, and punished. All of this must not be passed on to tenants in particular and to society as a whole.

Lobbying by housing construction companies must be prohibited and punishable by law. The construction lobby invests huge sums of money in extensive meetings with lawmakers and in its presence in the advisory bodies of the global imperialist state system. Housing is not given to those who need it most, but to those who pay the most money for it. The monopolization of financial capital in the construction industry must be broken up and housing construction must be socialized globally.

First, we will confiscate the ten largest real estate companies in the world, expropriate them, and socialize them centrally worldwide. These currently include:

1. American Tower Corporation Boston /USA
2. Prologis San Francisco / USA
3. Equinix Redwood City / USA
4. Brookfield Asset Management Toronto / Canada
5. Digital Reality Trust San Francisco / USA
6. Public Storage Glendale / USA
7. Equity Residential Chicago / USA
8. Avalonbay Communities New York / USA
9. Blackstone Group /USA
10. Simon Poperty Group in Indianapolis / USA

* * *

The largest real estate owner worldwide is the China Evergrande Group

We will also begin to expropriate the 10 largest residential construction companies in the world (we are particularly pleased about the expropriation of Donald Trump's construction company!):

1. China State Construction Engineering Corporation (CSCEC)
2. China Communications Construction Company (CCCC)
3. Vinci SA
4. Balfour Beatty
5. ACS Group
6. Skanska AB
7. Hochtief AG
8. Strabag SE
9. Salini Impregilo S.p. A.
10. Bouygues S.A.

And finally, the 10 largest publicly traded real estate companies in the world by number of employees (a total of 680 companies with over 2 million employees):

1. CBRE Group / USA 140,000 employees
2. KE Holdings / China 132,000 employees
3. Vanke / China 131,000 employees
4. Emoire Company / Canada 128,000 employees
5. UBM Development / Austria 121,000 employees
6. Jones Lang LaSalle / USA 112,000 employees
7. Multiplan Empreendimentos Imobiliarios / Brazil 70,000 employees
8. Countra Garden / China 70,000 employees
9. China Resources Land / China 66,000 employees
10. CK Asset Holdings / China 55,000 employees

Currently, China, the USA, and Europe are the biggest players in the global construction industry, which is where we will first apply our revolutionary expropriation lever.

* * *

The construction mafia has long been organized globally, and we will use global means to break it up.

An underground economy has developed in the global construction market that does not appear in any public statistics. (For example, the timber mafia in the construction and furniture industry, illegal price fixing, settlement construction that violates international law, sand mafia, construction site mafia, international slave trade in the construction industry, systematic fraud in construction as part of organized crime, environmentally harmful use of building materials, illegal disposal of construction waste, and other environmental scandals involving construction tycoons, etc.)

The monopolization of the globalized construction industry will be eliminated and the dominance of individual countries in this regard will be abolished.

These expropriations can be used to finance maintenance and new construction worldwide.

In a socialist construction industry, there will be no artificially created supply crises and delivery bottlenecks caused by greedy wholesalers and corrupt government officials shifting supplies to achieve higher profit margins in other countries. Crises, especially in the form of overproduction or a “stockpiling of goods,” are a phenomenon unique to capitalism. This problem is constantly worsening, as globalization and price pressure in the construction market mean that more and more building materials are being produced by only a few manufacturers or even a single company, especially in low-wage countries. Production losses can thus increasingly lead to global bottlenecks.

Many private housing developers no longer see themselves simply as construction companies, but are exerting increasingly influence on the public housing system. The reason: the traditional business model of the construction industry, the construction of social housing, no longer generates enough profit for them. The market is simply saturated. As a result, construction companies are encroaching on national and state housing policy in order to secure construction contracts for themselves. The construction companies themselves then decide, directly or indirectly, on housing needs. Urban planning data and socially relevant construction statistics fall into the hands of the largest construction companies and are exploited in the interest of profit maximization.

While the privatization of public housing is propagated by the world bourgeoisie as the “highest good” to be strived for, we Stalinist-Hoxhaists propagate the revolutionary elimination of privatization in the public construction and housing sector as the "highest good", namely:

Confiscation of all private institutions in the entire construction and housing sector by the proletarian state for the purpose of satisfying the housing needs of society.

Our global housing system will not be determined by the laws of capitalism, but by the laws of socialism, which in turn will be determined by the proletariat itself.

Under capitalism, the commodity of labor power is only “repaired” to the extent that it is just about fit for exploitation, while the price of the commodity of housing rises to such an extent that workers can no longer afford it, forcing the capitalist state to feed and house the workers and thus rendering the entire capitalist system of exploitation obsolete.

The end of the capitalist housing system consists in the fact that, against its will, it develops the productive forces to such an extent that they are ripe for the socialization of production, thereby creating the material conditions for the socialist world housing system, while at the same time producing its own gravedigger in the form of the proletariat, which organizes and leads the revolutionary struggle of all workers in the construction industry.

> "Capital monopoly becomes a fetter on the mode of production which has flourished with and under it. The centralization of the means of production and the socialization of labor reach a point where they become incompatible with their capitalist shell. It is bursting. The hour of capitalist private property strikes. The expropriators are expropriated." (Karl Marx, "Capital," Volume I, page 803).

This is the historical tendency of the development of the mode of production applied to the housing sector.

The restoration of state monopoly cannot be the goal in eliminating privatized housing, because the capitalist state is not the regulator of privatized construction activity, but rather constantly recreates it.

Liberation from the privatization of housing is only possible through a state of the dictatorship of the proletariat, built on the ruins of the bourgeois state.

12

CONSTRUCTING AND HOUSING WITH THE HELP OF THE THEORETICAL AND PRACTICAL APPLICATION OF SCIENTIFIC COMMUNISM

Learning from the 5 Classics of Marxism-Leninism !

Put communist science theory, research, and teaching at the service of the struggle for communist housing!

Science of Construction and Housing, like any other science, has a class character. It cannot serve both the exploiting and the exploited classes at the same time. Under capitalism, construction science in particular and housing science in general serve the capitalists, while under socialism they serve the workers and their allies—the poor peasants.

Just as the world proletariat and the world bourgeoisie are locked in an irreconcilable class struggle, this struggle is also being waged between bourgeois and proletarian science, and thus also in the field of construction and housing. Capitalism pursues the science of building and housing without moral scruples. Bourgeois science is the science of a dying class that is resisting its own demise. Proletarian science is the science of the revolutionary class, the science that addresses the needs of humanity.

Bourgeois science in imperialism deals with the housing sector using all means that serve profit. And so bourgeois science participates in sham solutions to the housing crisis only to the extent that money rings in the cash register. That is the only reason it is needed and paid for by world imperialism. And we will change this by means of the application of the world proletarian science !

As with all other sciences, scientists in the capitalist system are paid to "prove unscientific" anything that is critical of profit maximization. Blinded by bourgeois prejudices and pseudo-scientific theories, research and teaching fail to understand that the roots of the housing shortage of the masses lie in the exploitative system of capitalism. And the revolutionary scientists who are critical of bourgeois scientists, who expose and rebel against the inhuman methods of the capitalist housing system, who publicly denounce the abuses in the construction and housing sector, are not only prevented from acting humanely, but are also pressured, mercilessly vilified as "nest-foulers," and ultimately removed from their jobs as "troublemakers." We have seen this even before the Trump era.

The science of socialism develops in the struggle against bourgeois science on the philosophical foundation of dialectical and historical materialism. We Stalinist-Hoxhaists solve the housing crisis by studying and analysing its materialistic history of development.

The working class not only creates the conditions for science, but also applies it to realize its own interests. Concerning science of construction and housing the world proletariat in general and the proletariat of construction will be the ruling class of world socialism.

The leaders of the struggle against the capitalist housing system and against bourgeois science in construction and real estate are the world proletariat and its world party. Science in the interests of the world population can only be fully established and defended under the dictatorship of the world proletariat.

The struggle against neo-revisionist science is an indispensable part of the Comintern (SH)'s world housing program.

In words for a revolutionary housing science, in deeds for a revisionist housing science which paves the way to bourgeois housing science - this neo-revisionist method is what we will unmask and fight.

Without communist science, there can be no communist world movement for the world housing system of communism. And without the initiative of the revolutionary movement there will be no practical solution of the housing crisis. Without the political conquest of power by the world proletariat, without the dictatorship of the world proletariat—there can be no abolition of bourgeois science, no proletarian science, and ultimately no classless science.

Stalinist-Hoxhaist science is not based on philosophies of the future concocted by a few clever minds in their quiet little rooms, but generally on the valuable treasures from the entire history of human housing to date, and of course on the history of socialist science in particular. We Stalinist-Hoxhaists pose the scientific question of combating the housing shortage in the same way that a virologist poses the question of the development of a virus in order to find out how it originated and how it is modifying in a certain direction. The theoretical side of world communism, scientific communism, the teachings of the five classics of Marxism-Leninism, are an inexhaustible source for perfecting our understanding and using of the laws of housing.

The theoretical propositions of communist science are only general expressions of the actual conditions of a class struggle that exists against the prevailing housing system, a historical world movement that is taking place before our very eyes.

Only with the Marxist dialectical method can we win the struggle against the "science" of capitalism. We Stalinists-Hoxhaists are concerned with correctly applying Stalin's teachings on dialectical and historical materialism in solving the housing question.

> Stalin defines the basic features of the Marxist dialectical method as follows:
>
> a) In contrast to metaphysics, dialectics does not regard nature as a random accumulation of things, of phenomena that are detached from each other, isolated from each other, and independent of each other, but as a coherent, unified whole, in which things and phenomena are organically connected, interdependent, and mutually conditioning.
>
> Therefore, the dialectical method assumes that no single phenomenon in nature can be understood if it is taken in isolation, outside the context of the phenomena surrounding it, because any phenomenon in any field of nature can be turned into nonsense if it is considered outside the context of the phenomena surrounding it, detached from them, and, conversely, any phenomenon can be understood and explained when it is considered in its inseparable connection with the phenomena surrounding it, in its conditionality by the phenomena surrounding it.
>
> b) In contrast to metaphysics, dialectics does not regard nature as a state of rest and immobility, of stagnation and immutability, but as a state of incessant motion and change, of incessant renewal and development, in which something is always coming into being and developing, something is always perishing and becoming obsolete. Therefore, the dialectical method requires that phenomena be viewed not only from the standpoint of their mutual connection and conditionality, but also from the standpoint of their movement, their change, their development, from the standpoint of their emergence and passing away.

> c) In contrast to metaphysics, dialectics does not regard the process of development as a simple process of growth in which quantitative changes do not lead to qualitative changes, but as a development that progresses from insignificant and hidden quantitative changes to visible changes, to fundamental changes, to qualitative changes, in which the qualitative changes do not occur gradually, but rapidly, suddenly, in the form of a sudden transition from one state to another, not by chance, but according to law, as the result of the accumulation of imperceptible and gradual quantitative changes.
>
> Therefore, the dialectical method implies that the process of development must be understood not as a circular movement, not as a simple repetition of the past, but as a progressive movement, as a movement in an ascending line, as a transition from an old qualitative state to a new qualitative state, as a development from the simple to the complex, from the lower to the higher.
>
> d) In contrast to metaphysics, dialectics assumes that natural things and natural phenomena are characterized by internal contradictions, because they all have their negative and positive sides, their past and future, their dying and developing, that the struggle of these opposites, the struggle between the old and the new, between the dying and the newly emerging, between the dying and the developing, forms the inner content of the development process, the inner content of the transformation of quantitative changes into qualitative ones.
>
> Therefore, the dialectical method shows that the process of development from lower to higher does not take the form of a harmonious unfolding of phenomena, but rather the form of an eruption of the contradictions inherent in things and phenomena, in the form of a "struggle" between opposing tendencies that are effective on the basis of these contradictions.
>
> "In the proper sense," says Lenin, "dialectics is the study of contradictions in the essence of things themselves." (Lenin, From the Philosophical Manuscripts, Vienna-Berlin 1932, p. 188.)
>
> And further:
> "Development is the 'struggle' of opposites." (Lenin, Selected Works, Vol. n, p. 8l.)
>
> These are, in brief, the main features of the Marxist dialectical method. (Stalin)

For the first time, scientific socialism shows humanity the most viable ways to achieve the goal of eliminating the housing shortage through scientific insight into the objective social development process of housing and through the ever-advancing discoveries and applications of the laws of nature in construction. It is important that the construction proletariat becomes aware of its historical mission by acquiring the necessary knowledge of communist science.

Applied to Marxism, it is not a question of what this or that construction worker or even the entire construction proletariat of the world envisions as its goal for the time being. It is a question of what it is and what it will be forced to do to eliminate the housing shortage. (see: MEW, Volume 2, page 38- German edition)

The struggle against the housing shortage has now reached a stage where the exploited and oppressed class of the proletariat can no longer free itself from the exploiting and oppressing class of the bourgeoisie without, at the same time, freeing the whole of world society forever from housing shortages, exploitation, oppression, and class struggles.

LENIN AND STALIN

13

Restoration of socialist housing in Lenin and Stalin's Soviet Union

Learning from housing construction in Lenin and Stalin's Soviet Union.

In Article 128 of Stalin's 1936 Constitution, the inviolability of citizens' homes was protected by law. The Constitution of the USSR stated:

> "The soil, its treasures, the waters, the forests, the works, the factories, the pits, the mines, the railways, waterways, and air transport, the banks, the postal and telecommunications services, the large agricultural enterprises organized by the state, as well as the municipal enterprises and the basic stock of residential buildings and living space in the cities and industrial centers are state property, that is, the common property of the people."

The Great October Socialist Revolution also brought about a revolution in housing construction, giving rise to the world's first socialist housing construction. The essence of this was to eliminate the housing misery of tsarism and create new living space for the working class and poor peasants, with the focus on meeting the requirements of the socialist society that was to be built. At the end of the First World War and during the subsequent civil war, construction activity was still very limited. Under these difficult conditions, the Main Committee for State Construction was created in 1918. In addition to the creation of housing, construction activity focused on "palaces of labor" and buildings to meet the cultural and social needs of the masses, such as schools, maternity hospitals, reading rooms, meeting places, etc.

Initially, there were hardly any funds available to meet new technical and economic requirements. Much of what had been destroyed during the war had to be laboriously rebuilt with extremely limited resources. It was not only a matter of rebuilding destroyed homes, but also destroyed industrial facilities. Lenin and Stalin taught the primacy of heavy industry over light industry, of heavy industry as the basis of socialist construction. The progress of electrification (construction of large hydroelectric power plants, etc.) and ultimately the revolutionization of all socialist housing construction also depended on this. In the 1920s, housing construction was carried out on a large scale (mainly low-rise residential buildings): 1923 = 1 million; 1924 = 1.2 million; and 1925 already 1.849 million square meters of living space. During the first five-year plan, a total of 38.7 million square meters of living space was created.

Well-known housing cooperatives include "Sokol" in Moscow, the Stepan Razin settlement for workers in the oil industry in Baku, miners' settlements in the Donets Basin, and others. At the end of the restoration period, there was a transition to the construction of 4-story residential buildings based on standard units.

During the first five-year plan, thousands of large industrial enterprises were started. This led to enormous growth in cities in the Soviet Union, and new cities were literally springing up everywhere, such as Magnitogorsk, Zaporizhia, and many others. For working-class families, the apartments and factories had high hygienic (sanitary facilities) and social standards (company canteens, etc.). And in individual Soviet republics such as Tajikistan, the capital developed from a small Tajik settlement. Large state planning organizations were created to plan urban development, which focused their work on the needs of socialist residents, with convenient transport connections, children's playgrounds, parks, gardens, social and cultural facilities, etc.

And in the old cities, the outskirts were transformed by new buildings, eliminating the contrast between rich city centers and poor suburbs. However, the municipal economy of the old cities lagged behind the demands and requirements of modern housing construction, which is why the plenum of the Central Committee of the CPSU (B) passed a resolution in June 1931 on a wide-ranging program of housing construction measures, which was of decisive importance for the further development of Soviet urban development.

Mass construction of apartments began. When planning new apartment blocks, there was a gradual shift towards so-called “row construction” (with uniform alignment of the buildings). Green spaces, children's playgrounds, etc. were incorporated into the apartment blocks. Standardized units of two apartments were built to streamline construction. The industrial production of standardized individual parts such as doors and windows experienced an enormous boom in residential construction. Everything now went very quickly and was more cost-effective, but the quality of the construction work initially suffered as a result of this pace. The so-called constructivist method of building construction was introduced, and contradictions arose in questions of the use of new materials, construction technology, etc., but above all in the ideological and economic policy orientation developed and demanded by the CPSU (B), to which the entire construction industry had to submit. The decision of the Central Committee of the CPSU (B) on April 23, 1932, “On the Reorganization of Organizations for Literature and Art” and the founding of the unified Union of Soviet Architects and the Academy of Architecture of the USSR (1934) played an important role in the fight against formalist influence during this period. The union's statutes, adopted at the 1st Union Congress of Architects (1937), state:

> “In the field of architecture, socialist realism means that the ideological content and truth of artistic design in every building is combined with the complete fulfillment of all technical, cultural, and social requirements placed on it, and with the highest economic efficiency and technical perfection.”

In the wake of the general upswing in the socialist economy, prosperity, and culture of the Soviet peoples achieved through industrialization, the transformation of Soviet cities, during which many residential and public buildings were constructed, took on ever greater proportions during the second and third five-year plans. Of decisive importance for Soviet urban development was the decision of the Council of People's Commissars of the USSR and the Central Committee of the CPSU (B) of July 10, 1935, “On the General Plan for the Transformation of Moscow” (expansion of the building area, redesign of the main traffic routes, creation of green spaces and water reservoirs, reconstruction of the municipal economy, serial construction of residential buildings and public buildings, etc.). Moscow was given a new face. The experience gained from the reconstruction and modernization of Moscow was successfully applied to many other Soviet cities between 1935 and 1941. These fundamental renovations of the cities fundamentally improved the living conditions of the city dwellers. With the second five-year plan, a total of 42.2 million square meters of living space was created, and with the third five-year plan (1938 to 1941), another 42 million square meters. Between 1933 and 1940, 25,000 schools were built for 7 million pupils, and between 1936 and 1941, crèches for 230,000 children and kindergartens for 160,000 children were built. Far-reaching changes also took place during the second and third five-year plans with the construction of collective farm villages. The new socialist way of life in the village also had an impact on rural housing: clubs, village soviets, schools, residential and farm buildings were built according to standard designs.

Under socialism, housing construction was organized according to people's needs and in an environmentally friendly manner. In the socialist Soviet Union, large “residential courtyards” were built in the 1920s and 1930s. Bypass roads kept through traffic out of them. To ensure a supply of fresh air to the residential areas, the apartment blocks in workers' settlements rarely had more than five or six floors. A veritable network of large laundries, libraries, bathing facilities, and even commercial kitchens to provide meals for residents became standard in many places, creating the conditions for women to participate equally in social life. What would be possible today with the current state of productive forces on a global scale?

As far as combating shortcomings in the construction industry was concerned, these were heavily criticized by Stalin and other leaders of the CPSU (B). This criticism and the resolution of the Council of People's Commissars of the USSR and the CPSU (B) of February 11, 1936, “On the Improvement of Construction and the Reduction of Construction Costs,” as well as the resolutions of the 18th Party Congress of the CPSU (B) (1939) contributed to the introduction of new, industrial housing construction methods based on the industrial prefabrication of standardized building elements and their immediate assembly on the new building site. As far as the shortcomings in the construction industry were concerned, Comrade Stalin's speech at the plenary session of the Central Committee of the CPSU (B) in March 1937 was of serious importance: he spoke about the “dark side of economic success” and its dangers for socialism:

> "When our party comrades, in their enthusiasm for economic successes, turned their backs on politics, it was an extreme that cost us dearly. If some of our comrades who are now working to strengthen party political work fall into the trap of turning their backs on the economy, it will be another extreme that will cost us no less. We must not fall from one extreme to another. Politics must not be separated from the economy. We cannot turn our backs on the economy any more than we can turn our backs on politics. In practice, politics and the economy cannot be separated from each other. They exist together and interact. And anyone who wants to separate the economy from politics in our practical work, anyone who wants to strengthen economic work at the expense of political work, or vice versa, political work at the expense of economic work, will inevitably find themselves at a dead end."

And Stalin's teaching was also of existential importance for the construction industry policy of the USSR, if we are to learn from the history of the restoration of capitalism in the USSR after the death of Comrade Stalin.

As far as the implementation of our world housing program is concerned, we must take Stalin's teaching to heart on a global scale.

The Great Patriotic War had put an end to the destructive fury of Hitler's German fascists, and after the war, the reconstruction of cities, villages, and settlements posed great challenges for the USSR. The fascist occupiers had destroyed 1,710 cities and workers' settlements, 70,000 villages, 31,850 industrial enterprises, countless architectural monuments, etc. By 1950, all the destroyed cities, villages, and industrial enterprises had been largely rebuilt and, in the process, largely redesigned. During the fourth five-year plan, a total of 102.8 million square meters of living space was created.

With Stalin's death, the modern revisionists came to power and transformed the dictatorship of the proletariat into the dictatorship of the bourgeoisie by restoring capitalism. Since that time, living conditions in Russia have deteriorated radically, and today Russia is not only facing a housing crisis, but also growing housing misery that is affecting ever larger sections of the Russian population.

The return of the contradiction between the collective character of production and the private character of its appropriation led in the revisionist Soviet Union to the housing problem, which had already been solved under socialism, remaining unresolved today on an even greater scale.

The rising cost of housing is a burden on the majority of Russia's inhabitants on the one hand and enriches Russian big business and landlords on the other. The construction giants in Russia are making fabulous profits from the housing shortage, and while wages are falling, rents are rising.

“The total turnover of the ten leading companies in the ranking amounted to 348.1 billion rubles in the first quarter of 2022. This is 43.6% more than the turnover of the ten leading developers in the Moscow region based on the results of the first quarter of 2021 (242.4 billion rubles),” writes RBC.

Homelessness is an inevitable phenomenon in capitalism, including in Russia. Private ownership of the means of production inevitably leads to unemployment, a decline in the income and social benefits of the population, economic inequality, and the exploitation of man by man. This is evident when comparing statistics on real estate prices and average wages in Russia. In large cities, such as Moscow, the inflow of investment and capital is many times greater than in non-central areas, such as Novosibirsk, which explains the differences in real estate prices and wages. In the Russian capital, the average salary in 2021 was 71,321 rubles, while the price of housing on the secondary market is 537,800 rubles per square meter. In St. Petersburg, the average salary is slightly lower; in 2021, it was 60,333 rubles, and the price per square meter on the primary market rose by 21% to 255,000 rubles between January 2022 and the first quarter of 2022. In Yekaterinburg, the average salary in 2023 is 56,572 rubles, and the price per square meter of living space was 100,275 rubles in October 2022. The average salary in the Novosibirsk region is 55,377 rubles, and the average price per square meter in this regional capital was 98,100 rubles in October 2022. (Source: Average price per square meter of living space in Russia according to statistics from the Central Bank of the Russian Federation.)

The leaders in terms of profit include Donstroy with 42.6 billion rubles, Samolet with 42.8 billion rubles, and PIK with 131.9 billion rubles. The area commissioned by Donstroy was 105,282 square meters, that of Samolet was 248,451 square meters, and that of PIK GC was 568,978 square meters.

It is clear that the Comintern (SH) will once again carry out an expropriation of the expropriators in the second socialist revolution in Russia, especially in the construction industry, and that financial capital in capitalist construction will be smashed in order to eliminate the renewed housing misery. Anyone who wants to eliminate housing misery in Russia must eliminate capitalism in Russia, as was once done with the help of the October Revolution.

ENVER HOXHA

14

Restoration of Socialist Housing

in Socialist Albania of Enver Hoxha

The Albanian housing system distinguished itself by successfully warding off the dangerous consequences of imperialist-revisionist encirclement in the construction and housing sector by relying on its own resources. It also proved that socialist housing could hold its own even in one of the smallest countries in the world. Finally, the Albanian housing system was and remains a guide for the exploited and oppressed in all countries where the struggle against housing misery under capitalism was and is being waged in a revolutionary manner.

"Portrait of Albania"

(Chapter Eight) published in Tirana - 1982

HOUSING – A COMMON CONCERN

History is full of utopian plans to solve the housing problem, which remains acute. Cities are growing, as is industry, but the housing problem remains unresolved. This is because the measures taken to solve this problem have a strong class character.

> "Capital will not remedy the housing shortage, even if it were able to do so,"

said Engels, and this still applies today.

The housing shortage is in reality a pretext for landlords to raise rents, while solving the problem would reduce their profits. This is why so many workers in the capitalist world today have difficulty finding housing that is affordable for them.

In Albania, the housing question was an equally serious problem in the past, as the majority of the population, especially workers in the cities and countryside, lived in huts without ceilings and with a smoke hole instead of a chimney. In Myzeqe, only the rich, i.e., the beys and aghas, had the right to build a proper chimney, a sign of their social status, while the peasants had no right to build a chimney. This was a kind of unwritten law that forced the peasants to live in huts or, worse, in stables and barns. This already deplorable situation was exacerbated by the devastation of World War II. The Nazi occupiers burned down, destroyed, or damaged 62,475 houses in cities and in the countryside.

After liberation, the working masses set about repairing the damage caused by the war through labor campaigns. The housing problem was the focus of attention for the people's government. In the first years after liberation, work concentrated on rebuilding destroyed houses and constructing thousands of new apartments. To this day, Germany has not paid any reparations for the destruction of residential buildings.

The funds allocated for the construction of residential buildings were steadily increased, so that from the time of liberation until 1979, the state and the population built about 300,000 apartments with the help of loans, which could accommodate 70 percent of the population. Compared to the 24 cities that the whole country had before liberation, there are now 32 new cities.

Albanian cities and villages have completely changed their appearance; they have developed into beautiful modern cities and villages, built according to well-thought-out plans. Today, in capitalist Albania, housing misery is once again evident everywhere.

Architecture developed in line with the transformation of objective reality in socialist Albania, overcoming difficult problems with the help of the masses and experts. This process was implemented through consultations, debates, surveys, etc., organized in neighborhoods, villages, and districts, as well as through contacts with mass organizations, construction workers, etc.

Despite the rapid pace of construction, the housing problem could not be solved in the conventional way due to rapid population growth, especially since large-scale projects were being built throughout the country, requiring considerable amounts of materials and an equally large workforce. Under these circumstances, the housing problem could only be solved in a revolutionary way. The party and the state summarized the experience they had gained in post-war reconstruction work, but above all the experience they had gained in the course of the work action to repair the material damage caused by the earthquake of November 30, 1967, when, in 29 days, mainly with the help of volunteers, 6,048 houses and apartments as well as socio-cultural buildings were rebuilt or repaired, as well as the experience gained from the work to repair the material damage caused by the earthquake of April 15, 1979, in northern Albania, during which 14,522 houses and other buildings were repaired and 2,441 houses and apartments were built for 100,000 people, and 165 socio-economic buildings were repaired or newly built.

Specialized agencies are directing the work, drawing up the blueprints, determining the location of the new buildings, and ensuring that the necessary materials and tools are provided in the district, enterprise, or neighborhood.

The residents of the neighborhood, the staff of the economic enterprise, the administrative employees, the mass organizations, the army units, and the schools all participate together in this large-scale work action and, without neglecting their primary tasks, contribute to solving this problem. The peasantry also made an important contribution to the construction, which is being carried out through voluntary labor.

Volunteer work is organized according to the principle of self-sufficiency. Building materials such as stones, sand, gravel, wood, bricks, roof tiles, limestone, etc. are provided through voluntary contributions.

The construction rates for residential buildings achieved through volunteer work by citizens cannot be compared to previous construction rates.

In a large number of cities and on a large scale, construction projects were realized through voluntary contributions, and it was foreseeable that the housing problem would be solved at the national level in the near future.

Revolutionary measures on this scale are only possible in a socialist country like Albania, where the principle of "one for all and all for one" has replaced the bourgeois principle of "man is a wolf to man." All this shows that the housing problem in Albania was on the right track to being solved, for the benefit of the working population, who considered this issue their own concern.

In Albania, residential buildings are owned by the state, which rents them to the working population without discrimination. The apartments are allocated by the people's councils of the neighborhoods on the basis of the needs and requirements of the population. The housing stock is allocated according to certain criteria, depending on the number of people in a family, etc.

Rents in Albania are very low, not to say the lowest in the world. They account for 3-4 percent of a worker's monthly wage [under capitalism, up to over 50% of the wage].

People who own their own homes can rent them out, provided that the rent remains within the limits set by the state.

Extensive construction work has been carried out in the villages. The party and the government have taken measures to raise the standard of living in rural areas and have allocated considerable funds for the construction of new houses for farmers and for citizens who live and work in the countryside to promote agricultural production.

We Stalinist-Hoxhaists are fighting for the restoration of socialist housing in Enver Hoxha's socialist Albania.

1. Socialist Albania has fought continuously for the general improvement of the people's housing conditions.

2. First and foremost, the most essential economic, cultural, and social housing needs of the working masses were met, and this was done in a revolutionary sense, not in a petty-bourgeois or bourgeois (revisionist) sense.

3. The differences between urban and rural areas, between classes and different population groups, and the corresponding differences in housing conditions were increasingly reduced.

4. The factors that led to the improvement of living conditions not only in the present but also in the future were correctly combined by giving priority to general housing needs over individual interests, to long-term interests over immediate interests, to social housing interests over collective housing interests, and to collective interests over personal interests.

5. A harmonious balance was established in meeting the housing needs of individuals and society, in accordance with the construction capabilities of society and the socialist construction industry.

6. The improvement of housing conditions was systematically planned and implemented on the basis of socially useful work, the constant increase in social construction activity, growing national income, and labor productivity in the construction industry. A correct balance was established and maintained between the increase in the production of new housing, the increase in productivity in housing construction, and the increase in the real wages of workers, with reduced rents. Cheaper rents were made available more quickly than the real income of workers in urban and rural areas had risen.

the following text is only available in German language

How housing conditions have changed in Albania ...

(Illustrated by three concrete examples taken from the book: “Reportagen aus Albanien”

by Detlef Schneider, published by Roter Morgen der KPD/ML - 1980)

15

THE LEADING ROLE OF THE COMINTERN (SH), ITS MASS ORGANIZATIONS, AND THE FOUNDING OF THE RED TENANTS' FRONT

NOTE:
We refer to the KPD's housing program from 1922 . This provides the best advice for founding our

RED RENTERS' FRONT

In implementing its global housing program, the Comintern (SH) is guided by the teachings of the five classics of Marxism-Leninism.

The Comintern (SH) is not only the leading organization of the world proletariat for the violent destruction of the world capitalist housing system. It is also the leading organization for the construction of the socialist world housing system and for the transition to the housing system in world communism.

The Comintern (SH) leads all its sections in the struggle to realize the communist world housing program.

The mass organizations of the Comintern (SH) form the link to the world proletariat and all the exploited and oppressed, because without the mobilization of the broad masses of the world's population, the world housing program remains a scrap of paper on which it was written.

The Comintern (SH) supports and organizes renters' struggles against the capitalists and centralizes their organization on a global scale against the big housing and land owners. We promote solidarity among renters in large urban centers as well as in rural areas and pave the way for revolutionary renters to organize themselves into the RED RENTERS' FRONT and ultimately into the Comintern (SH) on the road to world socialist revolution.

World proletariat - unite and organise the RED RENTERS' FRONT all over the world. We plan to publish its own central organ titled with the same name "RED RENTERS' FRONT".

Its function will be the propagation, agitation and organising of the world's RED RENTERS' FRONT .

KPD logo

1922

Housing, construction, and residential program of the KPD

Source:
"Die Internationale"
Journal for the Practice and Theory of Marxism
published by the Communist Party of Germany
Volume 1922, Issue 18, pp. 402-411

[English translation by the Comintern (SH)- September 2025]

16

Concluding Remark

Human beings are the greatest asset, and their lives do not last forever. And they are always at risk when the conditions for nature's development processes deteriorate dramatically. And it is precisely global capitalism that is the main cause of today's dramatic deterioration in the material conditions for living in decent housing. That is why the elimination of global capitalism is crucial for the preservation of all life on our planet. The significance of the socialist world revolution therefore goes far beyond the question of liberating people from exploitation and oppression by other people.

In its historical development, humanity will infinitely approach knowledge about housing. However, humanity will never reach the point of having already recognized all the laws of future housing. Just as the coils of a spiral infinitely approach the center, so too does knowledge about housing infinitely approach objective truth.

Humankind recognizes the forces of nature not only to the extent that it learns to change them in practical terms for the purpose of providing housing, but also to the extent that it learns to protect and preserve nature and thus the basis for the preservation of life.

Humanity cannot dwell and live, cannot protect itself, without protecting nature, from which it emerged and on which its continued existence depends.

Stalin:

> **"Marxism is the science of the laws of development of nature and society, the science of the revolution of the oppressed and exploited masses, the science of the victory of socialism in all countries, the science of the construction of communist society. Marxism as a science cannot stand still—it develops and perfects itself. In its development, Marxism must, of course, enrich itself with new experiences and new knowledge—consequently, its individual formulas and conclusions must, of course, change over time, must be replaced by new formulas and conclusions that correspond to the new historical tasks. Marxism does not recognize any immutable conclusions and formulas that would be obligatory for all epochs and periods. Marxism is an enemy of all dogmatism. " (July 28, 1950)**

Marxism is also an enemy of dogmatism in the housing question. Marxism is not a dogma, but a guide to eliminating the housing shortage.

The downfall of world capitalism and the victory of the socialist world revolution will be achieved at the latest at the current stage of development of imperialist class society, where capitalism has destroyed and will continue to destroy the basic conditions for housing provision.

In order not to make any mistakes in the fight against the housing shortage, one must be a revolutionary and not a reformist, because it is clear to everyone where reforms have led so far, namely deeper and deeper into the capitalist housing crisis.

Therefore, fight together for the revolutionary elimination of the capitalist construction and housing system of world capitalism!

That is why we must fight with the Comintern (SH) for the victory of the socialist world revolution!

Long live world socialism and world communism!

Long live the five classics of Marxism-Leninism—Marx, Engels, Lenin, Stalin, and Enver Hoxha!

Long live Stalinism-Hoxhaism!

- END OF THE WORLD HOUSING PROGRAM OF THE COMINTERN (SH) -

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recommended literature

Frederick Engels

The Housing Question

1872

Friedrich Engels' work "On the Housing Question" is of great theoretical importance. It is a fundamental work of Marxism. Written in a lively, polemical style, this critical work is directed against the attempts of bourgeois and petty-bourgeois social reformers to somehow whitewash the housing shortage, this ulcer of bourgeois society, while leaving its capitalist causes untouched. Engels contrasts the utopian and reactionary projects of the Proudhonist Mülberger and the bourgeois philanthropist Sax with the truly socialist program of the revolutionary proletariat, which aims at the radical transformation of society according to the principle of collective ownership.

The housing shortage, says Engels, is a natural consequence of the entire capitalist system and will inevitably become worse with the development of capitalism, and only the proletariat, after its victory, will solve the fundamental problems of building a socialist society, including the housing question.

The housing shortage is merely a manifestation of the exploitative nature of capitalism. But precisely because this nature manifests itself here in a veiled form, because not only workers as a section of the population but also many other sections of the population suffer from the housing shortage, bourgeois sociologists push the housing question to the forefront in order to distract the proletariat from the class struggle against the foundations of bourgeois society.

Friedrich Engels reveals that the agreement between tenant and landlord is essentially a normal commercial transaction and shows that it differs significantly from the agreement between wage worker and capitalist:

> "The capitalist first allows the purchased labor power to reproduce its value, but secondly also to produce a surplus value which, subject to its distribution among the capitalist class, remains in his hands. Here, therefore, a surplus value is produced, and the total sum of existing value is increased.
>
> The situation is completely different in the rental business. No matter how much the landlord may take advantage of the tenant, it is always only a transfer of already existing, previously generated value, and the total sum of the value owned by the tenant and landlord together remains the same. The worker, whether his work is paid by the capitalist below, above, or at its value, is always cheated out of a part of his labor product; the tenant only if he has to pay more than the value of the apartment.
>
> It is therefore a complete distortion of the relationship between tenant and landlord to equate it with that between worker and capitalist." (MEW, Volume 18, page 216 - German edition)
>
> "The bourgeois economists also begin with the statement that labor is the source of all wealth and the measure of the value of all commodities: but they must also explain how it comes about that the capitalist, who advances capital to an industrial or craft business, not only recovers his advanced capital at the end of the business, but also makes a profit on top of it. In doing so, they must entangle themselves in all sorts of contradictions and also attribute a certain 'productivity' to capital. The 'productivity of capital' is an absurdity. It is nothing more than the property inherent in it (under today's social conditions, without which it would not be capital) of being able to appropriate the unpaid labor of wage workers." (MEW, Volume 18, page 227 - German edition)

Here, Engels explains the most important principles from the first volume of "Capital" in a way that is understandable to the working-class reader and, as in a number of other works, acts as a tireless propagandist for Marx's economic teachings:

> "The pivot around which the exploitation of the worker revolves is the sale of labor power to the capitalist and the use that the capitalist makes of this transaction by forcing the worker to produce far more than the paid value of labor power. It is this transaction between capitalist and worker that produces all the surplus value, which is then distributed among the various sub-species of capitalists and their servants in the form of ground rent, commercial profit, interest on capital, taxes, etc." (MEW, Volume 18, German edition)

With his scathing critique of Mülberger's articles, Engels completed the dismantling of Proudhonism that Marx had begun in his 1847 work "The Poverty of Philosophy."

Friedrich Engels also comments on the elimination of the contrast between city and countryside. By refuting Mülberger's thesis that the opposition between city and countryside is supposedly something "natural" and that the effort to eliminate it proves Engels that with the destruction of the exploiting classes, the capitalists and large landowners, thanks to the socialist revolution, this opposition will be ended for all time.

And Friedrich Engels also turns the thesis of the bourgeois housing reformers (polemic against Mr. Sax) on its head, that the housing question allegedly solves the social question at the same time. Conversely,

> "only the solution of the social question, i.e., through the abolition of the capitalist mode of production, will at the same time make the solution of the housing question possible. It is absurd to want to solve the housing question and at the same time preserve the modern big cities. But the modern big cities will only be eliminated by the abolition of the capitalist mode of production."
> (MEW, Volume 18, page 243 - German edition)

And with the elimination of the contrast between city and countryside, the housing shortage will also be eliminated. One day, worldwide, the production and consumption of living space will harmonize to such an extent that the following slogan will be realized:

Each according to their ability to improve living conditions for all, each according to their housing needs.

And today?

"Left-wing" reformers, revisionists, and even neo-revisionists from their petty-bourgeois circles criticize on their websites: "Homes are people's homes, not financial investments." They call for a "fundamental change of direction," in particular through tenant protection and social housing construction that remains affordable in the long term. These are the right demands for joint resistance against the increasingly catastrophic housing situation. However, they will not change the fundamental direction of the transformation of housing into a source of profit and an object of speculation, with all its consequences for tenants due to the laws of capitalism. These loud-mouthed petty bourgeois fear the proletarian revolution even more than the dictatorship of the bourgeoisie.

Frederick Engels

The Condition of the Working-Class in England

1844

Part 1

Part 2

Part 3

Lenin considered this work, an early work of Marxism, to be one of the best works of socialist world literature. With regard to our world housing program, we are particularly interested in everything related to the housing misery of the English working class. With his description of the housing misery and the process of driving workers from their homes and hearths, as it took place in the 18th century, Engels expresses the irreconcilability between the interests of the proletariat and the bourgeoisie. His denunciation of the infamies committed by landowners and factory owners, and the material and moral disadvantages that this expulsion initially had on the workers affected, was a serious indictment of capitalism and the bourgeoisie.

Engels proves that capitalism inevitably creates an industrial reserve army of unemployed workers, that economic crises recur periodically, and that housing misery (both absolute and relative) increases in accordance with the general law of impoverishment under capitalism. The exploitation and habitual impoverishment of the working class and the working masses increases in direct proportion to the increase in capitalist production. Friedrich Engels describes the unbearably harsh working and living conditions in England and the inevitability of the struggle for the liberation of the proletariat and the overthrow of the capitalist order. Engels sees the class struggle of the proletariat as the powerful, invincible force of historical development and therefore criticizes English socialist utopians, such as the Owenites, for propagating universal "love and brotherhood." Generalizing the experience of the English labor movement, Engels concludes that the struggle against housing misery is certainly a means of organizing and educating the working class, but is not sufficient to free it from wage slavery.

There can be no liberation from housing misery without liberation from wage slavery!

The struggle against global housing misery must be linked to the global struggle for communism.

Karl Marx

Das Kapital Band 1

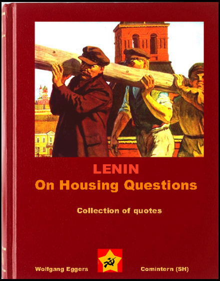
(Collection of excerpts)

Housing conditions in England

only available in German language

compiled by Wolfgang Eggers

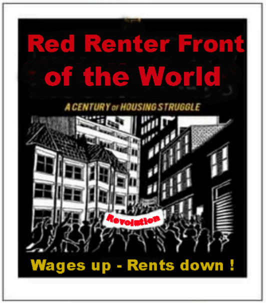
Lenin

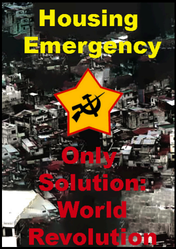


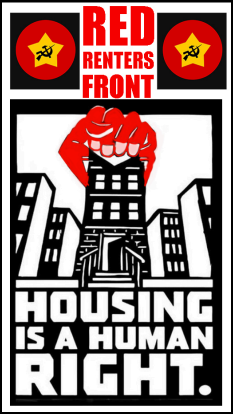
On Housing Questions

Collection of Quotes,

compiled by Wolfgang Eggers

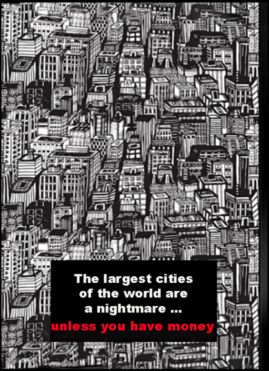






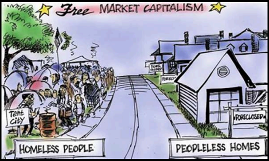
Free housing from its capitalist chains
RED RENTERS FRONT

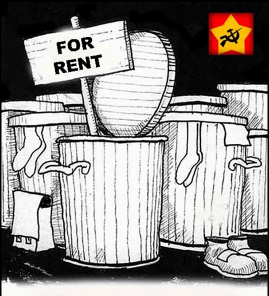
RICH
VS
POOR

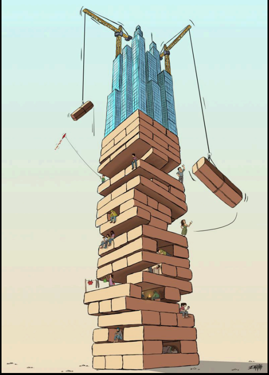


Housing Crisis in China

HOUSES STAND EMPTY
WHILE HOMELESSNESS GROWS.
WHO MAKES THE PROFIT?

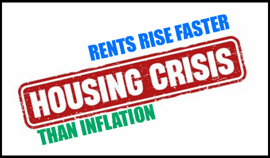


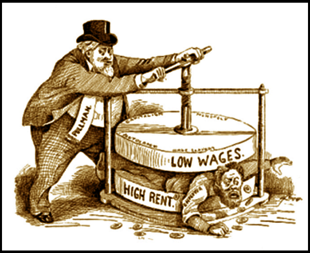

FOR RENT
The rich are ordered to reside HERE!

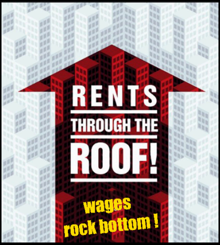


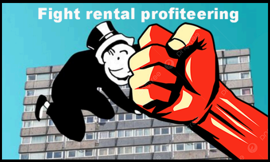
Capitalist housing policy

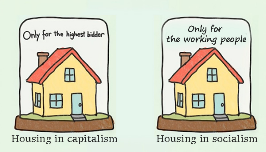
RENT
STRIKE

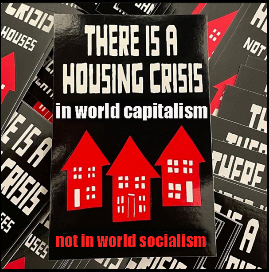



PULLMAN
LOW WAGES.
HIGH RENT.






Only for the highest bidder
Housing in capitalism
Only for the working people
Housing in socialism



On the occasion of the publication of the Comintern's World Housing Program (SH), we are publishing an article on the liquidation of the trade union-owned housing association “Neue Heimat” from 1986, an editorial in Roter Morgen written by comrade Wolfgang Eggers.

Source: “ROTER MORGEN” from November-December 1986 (20th year)

Editorial written by Wolfgang Eggers

“Millions against "NH" millionaires”

(“Neue Heimat” – name of the housing association of the German Trade Union Confederation [DGB] liquidated in 1986)

“NEUE HEIMAT” scandal
- BANKRUPTCY OF REFORMISM!

In a cloak-and-dagger operation, the DGB leadership surprised both the working class and the bourgeois public:

With the sale of 190,000 apartments to the “bread manufacturer” Schießer from Berlin at a symbolic book value of 1 DM per unit, Breit&Co panicked and sought the best way to get rid of the “Neue Heimat” issue – as they see it.

Without regard for tenants and “Neue Heimat” employees, without involving the works councils, union representatives, let alone the broader union public, the capitalist way out of the dilemma was sought and found.

The union leadership is well versed in cloak-and-dagger operations. We know this from many collective bargaining campaigns. And so, in the case of Neue Heimat, the DGB relied on its “proven” tactics.

Of course, the situation at Neue Heimat continued to deteriorate: the mountain of debt grew with each passing day. With each passing day, the business position also deteriorated. With its back against the wall, the DGB executive board is making every possible attempt, in the capitalist tradition, to find a way out of the financial dilemma into which the union housing construction group has irretrievably fallen

- through the development of the real estate and housing market,

-through an adventurous financing policy

- and the self-enrichment of its managers and supervisory board members.

The path to restructuring “Neue Heimat” via the coffers of the individual unions was closed. Despite decades of criticism of “public-sector companies,” the opinion has rightly prevailed in the individual unions that

Trade union funds are there for striking!

However, creditor banks and politicians are speculating precisely on the trade union funds with their demands that the DGB should first exhaust its own financial resources before demanding taxpayers' money for restructuring. In this way, they hope to sell off the housing stock on favorable terms, financed by the contributions of trade union members. This, in turn, would have the political advantage for capital of weakening the financial power of the unions.

On the other hand, however, the banks in particular fear the bankruptcy of “Neue Heimat” because the mass sale of housing and land would trigger a rapid decline in prices in these market segments. This, however, jeopardizes an important cornerstone of the entire financial and credit system.

Based on the interests of the banking and credit industry, the DGB executive committee is juggling the situation, but the banks in turn assume that the DGB can hardly afford to let “Neue Heimat” go bankrupt due to pressure from tenants and public opinion.

The DGB executive board agreed with the representatives of the banks on the concept of “regionalization.” This means that the respective housing stock will be taken over by the individual federal states. Of course, this is a solution based on the old motto: socialize losses! This does not exactly correspond to the principle of solidarity of a trade union.

And it is even more audacious to demand that union members cover the losses with their contributions.

Basically, it would only be fair to ask all those who benefited from “Neue Heimat” to pay up. After all, the money must have gone somewhere. However, it should be clear to everyone that this is impossible after the fact, not to mention the fact that personal liability of managers, supervisory board members, civil servants, and politicians is extremely rare in this country (see the party donation scandal, etc.).

The DGB executive board's approval of regionalization was used tactically, with the help of public opinion, to push the DGB executive board even further into a corner in the hope of softening it up. At the same time, the “Neue Heimat” scandal was to be played up so widely that it could be exploited to the fullest for both short-term election propaganda and the long-term weakening of the individual unions.

The behavior of the Bavarian state government makes this political strategy very clear. Since the acquisition of Neue Heimat's housing stock in Bavaria would bring the state a hefty profit, the state of Bavaria agreed to the deal – but only for the period after the federal elections (!).

This makes it clear who is calling the shots here and what their agenda is! And the DGB executive committee is lashing out in this situation to avoid being completely pinned against the wall. However, it is doing so in a way that makes it very clear that it expects capitalism to work miracles. Even though big capital is pulling out all the stops and showing who is ultimately in charge, the DGB executive committee is relying on a medium-sized capitalist to get itself out of this predicament.

Such a “solution” not only proves the helplessness of the union leaders, but also makes the DGB the prey of the bourgeoisie's hunt. It is an attempt to fight fire with fire, to beat capitalism at its own game in revenge. And thus, to the delight of capital, the political and ideological trust of the unions in the working population is dwindling.

Now that the “bread manufacturer Schießer” has acquired the 190,000 apartments of “Neue Heimat” for the price of 1 DM, and can solve the “Neue Heimat” problem purely privately, without any risk of his own, financed by the union's investment company, the DGB believes that it is financially and morally out of the picture.

With the “legally unenforceable” [‘Breit’] contractual clause that the social commitment of the apartments must be maintained and the reduction in the number of “Neue Heimat” employees already determined by social plans, the top officials of the DGB want to sneak away and hope that the matter will soon be forgotten. In order to escape the financial disaster of bankruptcy, the BGAG [the umbrella organization of the union-owned companies] is providing “Mr. Schießer” with hundreds of millions of DM without him having to contribute any funds himself.

The howls of reaction

Of course, this “solution” led to an outcry from the reactionaries, who would not have believed the DGB executive committee capable of using the school of capitalism to publicize the matter.

The reactionaries had speculated that the DGB executive committee would allow itself to be pressured by tenant initiatives and the staff of “Neue Heimat.” But they had forgotten how experienced and savvy these “workers' leaders” are when it comes to ignoring the opinions of their members.

In how many strikes, political issues, and even in the affairs of the capitalist DGB companies have these officials already ignored their members? So why should they react differently this time? Hadn't they offered to reach out to politicians and capital? And hadn't they, in turn, left the union leadership alone in their mess in order to gain political advantage?

But now there is a barrage of accusations that one would never have expected from such politicians. They suddenly talk about the “early capitalist” behavior of the unions, suddenly discover the ‘interests’ of the “Neue Heimat” workforce, and talk about “tenant protection.”

And the DGB leadership responds merely with business “necessities,” the ‘integrity’ of “Mr. Schießer,” and the election campaign strategy of “Mr. Dregger” (a former Nazi in the CDU). They complain that the “Neue Heimat” case is not being treated in the same way as any other capitalist enterprise. They call this “double standards.” They defend themselves as if they could not possibly understand that the tried-and-tested “social partnership” and state subordination of the DGB does not result in any helpfulness on the part of these circles, but is exploited for an organized witch hunt.

The DGB executive committee is sacrificing the union on the altar of capitalism

The DGB executive committee is helplessly twisting and turning in the thicket of its capitalist maneuvers. It is becoming increasingly entangled in them, without realizing the extent to which it is exposing the unions to the broadside of capital and reaction, how it is squandering the self-sacrificing work that union colleagues have done over decades at the expense of the union. And now the DGB executive board expects these colleagues to stand up and defend the union leadership. To defend the union leadership.

And why?

Because he fears nothing more than an open union investigation and punishment of those responsible for the “Neue Heimat” scandal and similar situations in other union-run companies.

The COOP (the union's consumer cooperative), a company notorious for its shabby treatment of COOP employees, was sold quietly and secretly. The union bosses did not shy away from calling the police on the workers who distributed leaflets. The COOP deal went through quietly. They did not want to make a big deal out of it. They had hoped they could wind up “Neue Heimat” just as quietly as they had previously done with COOP. Only this time, it involves 17 billion DM in long-term debt, as well as the foundations of the investment market. And in such deals, all friendship ends for the capitalists. And this time, the whole capitalist nature of the union leadership and its speculation with union property came to light. It became clear how deeply capitalist thinking and behavior are anchored in the union apparatus, how they became entangled in write-off deals (Berlin), and how they used their own private company to cover up the losses of “Neue Heimat.”

The name “Albert Vietor” reveals only a small part of the debt owed to union members. One must imagine – as a simple union member – the quagmire in which the DGB executive committee finds itself when, according to the minutes of the executive committee meeting of June 11, 1976, a “Mr. Albert Vietor” declares: “Heinz-Oskar, I am susceptible to blackmail!” This refers to the then DGB chairman “Heinz-Oskar Vetter.” If the executive committee does not draw any conclusions from this, if such a man even puts it on record, what must the situation be like for all the other officials?

Fundamentally, there needs to be a discussion within the unions about the financial dependencies of officials. This starts at the local leadership level with special construction loans for a home from the union's own “Bank für Gemeinwirtschaft” (Bank for Public Economy) and then leads to a wheeler-dealer like “Albert Vietor.” Such a scandalous situation in the union leadership makes it vulnerable to blackmail by capital, the secret services, and the influence of economic and political interest lobbies.

Stifling the union debate

However, preventing this debate within the DGB unions has led to the union leadership now finding itself isolated, caught between the interests of its members and tenants on the one hand and the political direction of capital on the other.

It is precisely this circumstance that prevents the DGB executive committee from going on the offensive and tearing the mask off the reactionary politicians. After all, the existence of "Neue Heimat" is a declaration of bankruptcy for capitalism, as it is incapable of solving the housing problem.

Without clarifying the question of how the unions fundamentally deal with capitalism, however, it is to be expected that their leadership will continue to be driven by political witch hunts. Instead, they are stifling all attempts within the unions to address this very core issue. To this end, it is now being emphasized that "Geißler," "Dregger and Co." are using the "Neue Heimat" scandal to blow the whistle on the labor movement. The DGB executive board could not have provided these reactionary forces with a better excuse. This must be made clear.

Of course, the reactionaries are seizing the opportunity to show the working class how incompetent their union leaders are, how corrupt and immoral they can be. The reactionaries are delighted to be able to expose the labor aristocracy in parliament, but in reality they want to strike a blow against the union masses. They are gleefully delighted that the latter are defending themselves with surprise:

"The decline of Neue Heimat is a completely normal phenomenon of the 'free market economy'. And the union leaders base their demands on the fact that Mercedes, AEG, and other companies also receive help from the state.

"Neue Heimat" was thoroughly capitalist!

That's right! The events surrounding "Neue Heimat" are a completely normal capitalist phenomenon! You enrich yourself at the expense of the working class, build a corporation out of it, line your own pockets, speculate and then disappear when the company has been run into the ground. In this respect, the "Neue Heimat" scandal is really a "normal" occurrence in capitalism. And "Neue Heimat" had long since ceased to be an "early capitalist" company, but had developed in an imperialist direction: maximizing profits, exporting capital, conquering world markets from Europe to Africa to America, from rotten corruption to parasitic speculation. These are facts that cannot be denied.

However, in their feigned or genuine naivety, Breit and Co. apparently have not yet grasped the full extent of the crux of the matter. What happened to the "New Homeland" was not simply a capitalist corporation. In reality, it is an expression of a serious defeat for the ideology of so-called "economic democracy," "social partnership," and the peaceful transformation of capitalism into "democratic" socialism.

Wasn't the working class deceived for decades with the ideology that the expansion of cooperatives, the establishment and expansion of union-controlled companies, the extension of co-determination in supervisory boards, and the nationalization of more and more sectors of the economy would allow capitalism to peacefully transition into socialism?

Communism is right!

Didn't they say that Marxism-Leninism, communism, was "outdated" and no longer fit in with reality? If you just look at the 'COOP' and the "Neue Heimat," the result is probably exactly the opposite. What the workers built up for charitable purposes, to create housing after the war, was devoured by capitalism until nothing was left.

Even the word "class struggle" was frowned upon until capital no longer needed to ask whether it was "permitted." And it was realized with alarm that the "Neue Heimat" scandal was a

"class struggle from above."

"Normal" capitalism caught up with all those reformists and revisionists who rushed to 'prove' that communism was "outdated."

From the "democratic socialism" of the SPD left to the "anti-monopolistic democracy" of the D"K" P, from the special path of "Yugoslav socialism," the "workers' and peasants' state" of the GDR social fascists, to the Maoist path to socialism taken by various Maoist groups, all these paths sooner or later end up in capitalism; they are wrong turns, dead ends.

No trade unionist should expect the executive committee to have become any wiser, even if union bosses like "Steinkühler" are publicly pondering the sale of the "Bank für Gemeinwirtschaft" and "Volksfürsorge." Otherwise, would the union leadership have agreed to provide "Mr. Schießer" with cheap union loans for the next 20 years?

The only solution

The only reasonable solution to the disaster would have been to renovate the "Neue Heimat" apartments and give them to those who paid for them with their rent.

Only the organized struggle of the communists together with their class-conscious colleagues in the DGB trade unions can ensure that the capitalist cancer in the form of the "Bank für Gemeinwirtschaft," the "Volksfürsorge," etc., along with their managers and "promoters" in the higher echelons of the trade unions, is fundamentally eradicated.

The "Lappas," "Breit," and whatever else the union bureaucrats are called, are only capable of leading the unions deeper and deeper into the quagmire of capitalism's vicious circle.

We saw in 1933 how capital thanked them.

The fact that things are no different today was demonstrated by the arrest of "Lappas" at the IG Metall union congress.

What does the Comintern (SH) want?

Program of the World Commune "No. 1"

The Principles of world communism

written by Wolfgang Eggers

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recent revision 29. 09. 2025

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